Karen Johnson Davidson County
Batch# 192807 DEEDQC
02/07/2019 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190207-0011763

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces, LLC 401 Fessler Lane Nashville, TN 37210	New Owner	Part of 071-16-0-194.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 6 day of February, 2019.

Notary Public

My Commission Expires: 9-24-22
(Affix Seal)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC JAKE MOORE STATE OF

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Southern Spaces, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Southern Spaces, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the plat of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 30 feet on the easterly side of North Fifth Street and runs back between parallel lines 165 feet to an alley.

Being a portion of the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Gertrude J. Brown, widow, dated January 7, 2019, recorded January 7, 2019, of record as Instrument No. 20190107-0001650, Register's Office for Davidson County, Tennessee.

This is property commonly known as: **1217 North 5th Street, Nashville, TN 37207.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 6 day of February, 2019.

GRANTOR:

Southern Spaces, LLC, a Tennessee limited liability company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of Southern Spaces, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Southern Spaces, LLC, by the said Lannie K. Boswell as its Manager.

IN WITNESS WHEREOF, this the 6 day of February, 2019.

_____
Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY