(1)

Karen Johnson Davidson County
Batch# 196057 DEEDQC
02/19/2019 08:22:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190219-0014417

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Brandon Thornberry 718 McFerrin Avenue Nashville, TN 37206	New Owner	04311004200

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Urban Gate Properties, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Brandon Thornberry, a married man,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 27, Section I, Anderson Estates, not of record, described according to a survey made by Harrey Gee, Surveyor, as follows:

Beginning at a point in the westerly margin of Myatt Drive, the common corner of Lots Nos. 27 and 28; thence with the line between said Lots, Westerly 136 feet to the corner of Lots Nos. 73 and 74; thence with the line between Lots Nos. 27 and 74, southerly 65 feet to the common corner of Lots 26 and 27; thence with the line between said lots easterly 136 feet to the easterly margin of Myatt Drive; thence with said margin of the same, northerly 65 feet to the beginning.

Included in the above description but excluded therefrom is that property conveyed at Book 4375, page 965.

Being the same property conveyed to Thomas L. Adkins and wife, Christine Adkins by Warranty deed from Newell Ann Sorrels Hooper, James Emanuel Sorrels, Mildred Guendolyn Sorrels Beal, Hessey Earl Sorrels, Althea Mae Sorrels Gann and Ronald Wayne Sorrels, being all the heirs of Linzie Sorrels and wife, Evaline B. Sorrels, both deceased of record in Book 5928, page 508, Register's Office for Davidson County, Tennessee, dated March 31, 1982 and recorded on August 24, 1982.

Final Decree of Divorce of record at Instrument No. 20040330-0035770 vests title in Christine Adkins.

Being the same property conveyed to Dickie Ryman by Quitclaim deed from Christine Adkins of record in Instrument No. 20150429-0038267 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on April 29, 2015.

Being the same property conveyed to Urban Gate Properties LLC, a Tennessee limited liability company by Warranty deed from Dickey Ryman, unmarried of record in Instrument No. 20180724-0072099 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 24, 2018.

This is improved property known as 214 Myatt Dr. Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
8th day of February, 2019.

Affiant

My commission expires: 11/23/2020

(Affix Seal)

Notary Public

CLINT MCCAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of February, 2019.

Urban Gate Properties, LLC, a Tennessee Limited Liability Company

By:
Name: Brandon Thornberry
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Urban Gate Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 8th day of February, 2019.

Notary Public

My Commission Expires: 11/23/2020

CLINT MCCAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY