QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 197105 DEEDQC
02/20/2019 10:32:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190220-0015284

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

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 19th DAY OF February 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

W-MM-19-1505

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ethan S. Nicodemus and Amelia R. Nicodemus, husband and wife and Wesley R. Whitehead, an unmarried man	**New Owner**	
(NAME) **1505 Harding Place,**	(NAME)	**131-10-0-037.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TC376 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHAN S. NICODEMUS AND AMELIA R. NICODEMUS, HUSBAND AND WIFE AND WESLEY R. WHITEHEAD, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section Two, Seven Hills of record in Plat Book 2663, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 116 fronts 140 feet on the South line of Harding Place and runs back 270.94 feet on the East line and 310 feet on the West line, to a broken line in the rear on which it measures 151.30 feet.

Being the same property conveyed to TC376 Holdings, LLC by Warranty Deed from Mary Franklin McMillen, married of record in Instrument No. 20171215-0127872 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 15, 2017.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **1505 Harding Place, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 8th day of February, 20 19.

TC376 Holdings, LLC, a Tennessee limited liability company

By: Ethan Shepherd Nicodemus
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ethan Shepherd Nicodemus, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Managing Member of TC376 Holdings, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212