Karen Johnson Davidson County
Batch# 197274 DEEDQC
02/20/2019 03:47:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190220-0015509

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jay Cherry Diana Cherry 1416 Shelby Ave. Nashville, TN 37206	F&M Bank 50 Franklin St. Clarksville, TN 37040	083-13-0-542.00

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, **Fiddlehead Developers, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **Jay Cherry and Diana Cherry, husband and wife,** their heirs, successors and assigns, its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Resubdivision of Lot No. 10 & 11 of Revised Shelby Village No. One of record in Plat at Instrument No. 20131230-0130891, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jeff Middlebrooks by Warranty deed from Jacqueline F. Cooper, unmarried of record in Instrument No. 20130125-0008139 Register's Office for Davidson County, Tennessee, dated January 23, 2013 and recorded on January 25, 2013.

Being portion of the same property conveyed to Fiddlehead Developers, LLC, a Tennessee limited liability company by Warranty Deed from Kassandra Green, of record in Instrument No. 20110928-0075028, Register's Office for Davidson County, Tennessee, dated September 21, 2011 and recorded September 28, 2011.

Being also known as 1416 Shelby Ave. Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 20 day of February, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20 day of February, 2019.

Fiddlehead Developers, LLC

By: _____
Name: Jeff Middlebrooks
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 20 day of February, 2019.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

_____
Notary Public