Karen Johnson Davidson County
Batch# 205172 DEEDQC
03/13/2019 09:46:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190313-0022950

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2019.

Notary Public

My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
383 E MAIN ST, STE 110
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Todd Mingle	**New Owner**	**07206025600**
1106 McGavock Pike		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Todd Mingle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MINGJO, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 65 feet front of Lot No. 15 and the easterly 47 feet front of Lot No. 14 and a small triangular strip of Lot No. 16 and a part of an alley South of Lot No. 16 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property of record in Book 332, page 44, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Maxey Avenue or Lane 6 feet West of the common corner of Lots 15 and 16 in said Subdivision; thence southerly 215 feet more or less to a point 6 feet East of the Southeast corner of Lot No. 15 of said subdivision; thence westerly with the southerly margin of Lots Nos. 15 and 16, 158 feet more or less to a point; thence northerly passing the northwest corner of an outhouse and passing on the westerly side of a maple tree, 215 feet more or less to a point in the southerly margin of Maxey Avenue or Lane; thence eastwardly with the southerly margin of Maxey Avenue or Lane, 112 feet to the point of beginning.

Being the same property conveyed to MINGJO, a Tennessee General Partnership from MINGJO, LLC by Quitclaim Deed dated 11/30/11, and recorded in Instrument No. 20111227-0101091, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1106 McGavock Pike, Nashville, TN 37216.

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

WITNESS our hands this **22nd** day of **FEBRUARY, 2019**.

Todd Mingle

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally, appeared before me, a Notary Public of said County and State, **Todd Mingle**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this **22nd** day of **FEBRUARY, 2019**.

NOTARY PUBLIC
My Commission Expires:_____

