QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 208214 DEEDQC
03/21/2019 09:02:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190321-0025544

O-TW-15-1816

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 11th DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lakehouse Properties - Germantown 1816, LLC, a Pennsylvania Limited Liability Company	**New Penn Financial, LLC**	
(NAME) **113 Farmview Place**	(NAME) **4000 Chemical Road Suite 200**	**81-8-274.00**
(ADDRESS) **Venetia, PA 15367**	(ADDRESS) **Plymouth Meeting, PA 19462**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TIMOTHY J. WILSON, JR.** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lakehouse Properties - Germantown 1816, LLC, a Pennsylvania Limited Liability Company,** hereinafter called the Grantee(s), their heirs 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 Unit 2, FIFTH AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140123-0006452, amended at Instrument No. 20140124-0006985, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Timothy J. Wilson, Jr., Member of Lakehouse Properties - Germantown 1816, LLC, a Pennsylvania Limited Liability Company to Timothy J. Wilson, Jr., married as recorded on the 6th day of February, 2015 in Instrument No. 20150206-0011495; Quitclaim Deed from Timothy J. Wilson, Jr., married to Lakehouse Properties - Germantown 1816, LLC as recorded on the 19th day of November, 2014 in Instrument No. 20141119-0106803 and Warranty Deed from Red Group LLC, a Tennessee limited liability company to Timothy J. Wilson, Jr., married as recorded on the 21st day of July, 2014 in Instrument No. 20140721-0064603, in the Register's Office of Davidson County, Tennessee.

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: **1816 A 5th Avenue North, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 10th day of August, 2015.

Timothy J. Wilson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. WILSON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2015.

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title + Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212