Karen Johnson Davidson County
Batch# 208333 DEEDQC
03/21/2019 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190321-0025739

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance.

ADDRESS NEW OWNER:	Exit Properties General Partnership P.O. Box 1955 Mt. Juliet, TN 37121
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	08108046900

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Steven R. Griffith** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Exit Properties General Partnership, a Tennessee general partnership**, (herein "Grantee") his successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 74, as shown on the map entitled D.T. McGavock's Addition, of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Steven R. Griffith from Joseph Carpenter and Alice Carpenter by Warranty Deed recorded on September 22, 2015, in Instrument Number 20150922-0096119, Register's Office for Davidson County, Tennessee. Reference to such Warranty Deed is hereby made for a more complete reference.

This is property with a common address of 1724 5th Avenue North, Nashville, TN 37206.

Grantor warrants that the subject property has never been his marital residence and is not subject to any marital rights therein.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of March 2019.

X _____
Steven R. Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Steven R. Griffith, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of March 2019.

Notary Public
My Commission Expires: 7-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ZERO.

Affiant

Subscribed and sworn to before me this 6th day of March 2019.

Notary Public
My Commission Expires 7-8-19

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022