This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3645

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-3645

Karen Johnson Davidson County
Batch# 208766 DEEDQC
03/22/2019 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190322-0026359

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2019.

Notary Public
My Commission Expires: 3-21-20

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| I&H Investments, LLC<br>214 W Main St.<br>Gallatin, TN 37066 | New Owner | 094-01-0-356 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **David Holloway and Wayne Holloway, Jr.** ("Grantor") do/does hereby quitclaim and convey unto **I&H Investments, LLC**("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Shelby Village No. Two (2), as of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Holloway and Wayne Holloway, Jr., as joint tenants by Warranty Deed from Keith Cole, a married man, dated March 23, 2018, recorded March 26, 2018, of record in Instrument No. 20180326-0028083, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Keith T. Cole, a married man by Warranty Deed from George Brooks and Carlotta Brooks, husband and wife, dated July 27, 2015, recorded July 28, 2015, of record in Instrument No. 20150728-0074162, said Register's Office.

This is improved property located at: **1426 Fulton Street, Nashville, TN 37206.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of March 2019

.

GRANTOR:

David Holloway

Wayne Holloway, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Holloway and Wayne Holloway, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21



201903220026359

# True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY