This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 208790 **DEEDQC**
03/22/2019 03:34:41 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190322-0026399

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Wendy Warren 5709 Red Oak Drive Nashville, Tennessee 37205	New Owner	081-10-0-270.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WaHa REAL INVESTMENTS, LLC,** a Tennessee limited liability company ("Grantor"), does hereby quitclaim and convey unto **WENDY WARREN,** a married woman ("Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 19th day of March, 2019.

GRANTOR:

WaHa REAL INVESTMENTS, LLC, a Tennessee limited liability company

By: _____
Wendy Warren, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Wendy Warren, the President of WaHa Real Investments, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as the President of the Company executed the foregoing instrument for the purposes therein contained on behalf of the Company as the President.

WITNESS my hand and seal at office this 19th day of March, 2019.

_____
NOTARY PUBLIC

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-5-21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 19th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 1-5-21

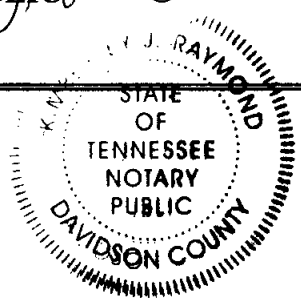


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 354, on the plan of J.M., T.J. and G.W. Hardings Plan, of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to WaHa Real Investments, LLC, by deed, of record in Instrument No. 20180820-0082472, Register's Office for Davidson County, Tennessee.

This is improved property known as 1738 23rd Avenue South, Nashville, Tennessee 37208.