BOX 10-A

Karen Johnson Davidson County
Batch# 209867 DEEDQC
03/26/2019 08:57:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190326-0027054

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kenneth Sacks Bryan Exner 1316 7th Avenue North Nashville, TN 37028	Same	082-09-0-028.00

SACKSTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **KENNETH SACKS, A MARRIED MAN AND BRYAN EXNER, A MARRIED MAN** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 25 in the North Nashville Real Estate Company's Plan, which plan is of record in Book 21, page 105, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said 33 1/3 feet fronts the Easterly side of Seventh Avenue, North, and extends back between parallel lines 172 feet to an alley in the rear.

Being the same property conveyed by Warranty Deed from Kenneth Sacks, a married man and Bryan Exner, a married man to Sackston, LLC, a Tennessee limited liability company of record in Instrument No. 20181203-0117734, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed by Warranty deed from Scott Chambers, a single man to Kenneth Sacks, a married man and Bryan Exner, a married man of record in Instrument No. 20161205-0127133, said Registers Office.

This is improved property known as 1316 7th Avenue North, Nashville, TN 37208.

Subject to all maters of record affecting the premises.

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22 day of March, 2019.

SACKSTON, LLC,
a Tennessee Limited Liability Company

By: Kenneth Sacks, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kenneth Sacks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Sackston, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

WITNESS my hand, at office, this 22 day of March, 2019.

Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 22 day of March, 2019.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public