Prepared by: John Schweri
39 Public Sq.
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 211312 DEEDQC
03/28/2019 04:16:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190328-0028252

SEND TAX BILL TO:

NEW OWNER:
John Schweri
39 Public Square
PO Box 859
Columbia, TN 38401

Parcel ID 13308016600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wall Properties LLC, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto John Schweri, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 80 on the Plan of Phase I Valley View Terrace Subdivision of record in Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wall Properties LLC by deed from Sekvan Mohammed dated April 10, 2013, of record in Instrument no. 20130410-0035508, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 5323, page 310; Book 5733, page 375; Book 6057, page 950; Book 6347, page, 397 and Book 6400, page 902, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 5200, page 77, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 5200, page 77, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete description of the terms and details thereupon.

This is improved property known as 420 (&422, a duplex) Cathy Jo Circle, Nashville, Tennessee 37211.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, Insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 27th day of March, 2019

Wall Properties LLC
Jude Santana, President

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Jude Santana on behalf of Wall Properties LLC, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of March, 2019.

Beth Palk
NOTARY PUBLIC

My Commission Expires: 1/29/23

BETH PALK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 29, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1.00.

Subscribed and sworn to before me on this 27th day of March, 2019.

Amelia Anne Brown
NOTARY PUBLIC

AMELIA ANNE BROWN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires: Oct 30, 2020

John M. Schwer
AFFIANT