THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. J Anderson Affiant Subscribed and sworn to before me, this 29th day of March, 2019. Mckenzie Teasley Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 212930 DEEDQC
04/02/2019 11:11:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190402-0029718

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

QUITCLAIM DEED

Address New Owner: James Alan Smalligan 2127 B 11th Ave N Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: 081-03-0-239.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Herm's Housing, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **James Alan Smalligan, unmarried man,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, Homes at 2127 11th Avenue North, as established by Declaration of Covenants, Conditions and Restrictions as shown of record in Instrument No. 20170915-0094665, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Herm's Housing, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Willie L. Gates, a married man, of record in Instrument No. 20170615-0060038, dated June 13, 2017, said Register's Office.

This is improved property known as 2127 A 11th Avenue North, Nashville, TN 37208

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on 29th day of March, 2019.

Herm's Housing, LLC, a Tennessee Limited Liability Company

Sole Member

BY: James ~~Smalligan~~, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared James Smalligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Herm's Housing, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal at office, this 29th day of March, 2019.

Notary Public

My Commission Expires: _____

