Quit Claim Deed

(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on **November 11, 2018** by **Luke Wurpel** Grantor(s), of the County of **Davidson** and State of **Tennessee** for the consideration of ***** 10.00 ***** dollars in hand paid, hereby sells and quitclaims to **Luke Wurpel, an unmarried man as to 50% undivided interest and Jared Vanatta, an unmarried man as to 50% undivided interest** Grantee(s), **as tenants in common** whose street address is 724 32nd Avenue North Nashville, Tennessee 37209 County of **Davidson**, State of **Tennessee**, the following real property in the County of **Davidson** and State of **Tennessee** to wit

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 19 feet of Lot No. 6 on the Plan of A.W. Wills' Subdivision of part of the Barrow Lands, as of record in Book 161, Page 107, Register's office for Davidson County, Tennessee

also known by street and number as:

724 32nd Avenue North, Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch# 214607 DEEDQC
04/05/2019 12:03:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190405-0031217

Luke Wurpel

State of **Tennessee**)
)ss
County of **Davidson**)

The foregoing instrument was acknowledged before me this day of March 2, 2019 by **Luke Wurpel**

Aubree Allen
Notary Public
My commission expires July 9, 2022

AUBREE R. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
Exp. July 9, 2022
DAVIDSON COUNTY

When recorded return to

PREPARED BY: KATE DILISA
8624 BLUEGRASS CIR
PARKER, CO 80134

NEW OWNER: LUKE WURPEL
724 32ND AVE NORTH
NASHVILLE, TN 37209

JARED VANATTA
724 32ND AVE NORTH
NASHVILLE, TN 37209

SEND TAX BILLS TO: LUKE WURPEL
724 32ND AVE NORTH
NASHVILLE, TN 37209

Form 13038 02/2011 qcd.dot

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, **Affiant**
Subscribed and sworn before me this the
5 **Day of** April, 2019.
_____ **Deputy Register**

pg

Exhibit A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $249,000.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2018.

Notary Public

My commission expires: 8/1/2020

(Notary Stamp)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 82767 DEEDWARR
04/19/2018 09:40:57 AM 2 pgs
Fees: $13.00 Taxes: $921.30
[redacted]
20180419-0036889

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Luke Wurpel	**New Owner**	**Map/Parcel 092-05-0-329.00**
724 32nd Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hector Mora, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luke Wurpel, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 19 feet of Lot No. 6 on the Plan of A. W. Wills' Subdivision of part of the Barrow Lands, as of record in Book 161, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ironelly M. Mora, unmarried, by Warranty Deed, from PT Development, LLC, dated June 24, 2004, of record in Instrument No. 20040706-0079675, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Hector Mora, a married person, by Quitclaim Deed, from Ironelly M. Mora, dated December 13, 2017, of record in Instrument No. 20171222-0130710, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 161, Page 107, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 724 32nd Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant