QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 214723 DEEDQC
04/08/2019 08:30:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190408-0031374

A-ARG-19-1204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2019. APRIL

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1242 Property Solutions, LLC	**New Owner**	
(NAME)	(NAME)	
Po Box 158664		**053-02-0-010.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH CARTER NELMS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit B, of the Fuller-Cunningham Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for Fuller-Cunningham Residences, of record in Instrument No 201903120022456, in the Register's Office for Davidson County, Tennessee, to which Plan references is hereby made for a more complete description of the property.

Being part of the same property conveyed to 1242 Property Solutions, LLC, a Tennessee limited liability company by Warranty deed from Betty Doss, an unmarried woman of record in Instrument No. 20180828-0085025 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on August 28, 2018.

Being part of the same property conveyed to Joseph Carter Nelms by Warranty deed from 1242 Property Solutions, LLC, a limited liability company of record in Instrument No. 20180904-0087193 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on September 04, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 29, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1940, Page 306, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1205 Cunningham Street, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 28 DAY OF MARCH, 2019.

Joseph Carter Nelms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH CARTER NELMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212