Karen Johnson Davidson County
Batch# 217872 DEEDQC
04/15/2019 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190415-0034172

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 12 day of April, 2019.

Notary Public

My commission expires: 10-7-2019

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
TN Ventures, LLC	**New Owner**	**p/o 064-09-0-137.00**
P.O. BOX 140933		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TN VENTURES, LLC, a Tennessee limited liability company, " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto TN VENTURES, LLC, a Tennessee limited liability company, "GRANTEE(S)", his/her/their/its successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 in Block 4 on the Plan of Berryville of record in Plat Book 421, Page 117, Register's Office of said County, to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to TN Ventures, LLC by deed from Jean E. Garrett, Personal Representative of the Estate of Mildred E. Helton, dated 4/3/19 of record in Instrument No. 20190410-0032448, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN A SEPARATE MAP AND PARCEL NUMBER.

For recital purposes, the above-described property is unimproved property situated on Woods Street, Old Hickory, TN 37138.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 12 day of April, 2019.

TN VENTURES, LLC

BY: _____
DAMIEN SHOEMAKE
ITS: MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Damien Shoemake, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Member of TN Ventures, LLC, a Tennessee limited liability company, and that he, as such Managing Member, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of TN Ventures, LLC as such Managing Member..

Witness my hand and official seal at office this 12 day of April, 2019.

_____
Notary Public

My Commission Expires: 10.7.2019

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

201904150034172

True Copy Certification

I, Michelle Crawford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lauren Jones, a notary public for this county and state, _____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/21
Notary' Seal (if on paper)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021