ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
909 N12TH, LLC	**BAYVIEW LOAN SERVICING LLC**	**083-05-0-243.00**
(NAME)	(NAME)	
909 N. 12TH STREET	**P.O. BOX 961247**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	**FT. WORTH, TX 76161-0247**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 221887 DEEDQC
04/25/2019 09:20:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190425-0038016

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FRANK N. STABILE, II, A MARRIED MAN,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **909 N12TH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lots 10 and 11 on the Map of the Subdivision of the lands of Mrs. W.F. Todd, as of record in Book 161, page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of North 12th Street, formerly Fountain Avenue, said point being 48 feet southerly from the northwest corner of said Lot 10; thence with margin of said Street, southerly 48 feet to a point; thence easterly 210 feet to a point in the westerly margin of an alley; thence with the margin of same, northerly 47 feet to a point which is 47 feet southerly from the northeast corner of Lot 10; thence westerly 210 feet to the point of beginning.

Being the same property conveyed to Frank N. Stabile, II, a married man, from Anne Sinclair and spouse, Molly Moore Sinclair, a/k/a Molly B. Sinclair, f/k/a Molly Moore, by deed dated March 1, 2019, of record in Instrument No. 20190304-0019462, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 161, Page 100; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****This is the same legal description as the prior deed.****

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as **909 N. 12TH STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this _____ day of April, 2019.

FRANK N. STABILE, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank N. Stabile, II,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of April, 2019.

My commission expires: **May 2, 2022**

Notary Public

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON