Karen Johnson Davidson County
Batch# 224825 DEEDQC
05/02/2019 11:38:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190502-0040877

THIS INSTRUMENT PREPARED BY:
Brenda Franks Hale, Attorney
HALE and HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Emergent Properties, LLC 2015 Hutton Drive Nashville, TN 37210	NEW OWNER	119-06-0-060

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **RYAN DEREK ARNETT** (hereinafter called the **"GRANTOR")**, hereby quitclaims and conveys all his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **EMERGENT PROPERTIES, LLC, a Tennessee limited liability company,** (hereinafter called the **"GRANTEE"**), its successors and assigns, described as follows to-wit:

Property located in the Sixth (6th) formerly Ninth (9th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning on the Northerly margin of Elberta Street 50 feet East of the Southeast corner of the property conveyed to A.W. Jackson and wife by Deed from W.C. Miller and wife, of record in Book 1466, page 551, Register's Office for said County; thence with the Northerly margin of Elberta Street Eastwardly 50 feet; thence Northwardly 150 feet; thence Westwardly 50 feet; thence Southwardly 150 feet to the beginning.

Being the same property conveyed to Ryan Derek Arnett by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated March 8, 2013, of record in Instrument No. 20130312-0024483, Register's Office for Davidson County, Tennessee.

This improved property is known as 80 Elberta Street, Nashville, Tennessee 37210.

WITNESS, the hand of the undersigned this 24th day of April, 2019, in Nashville, Tennessee.

Ryan Derek Arnett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ryan Derek Arnett, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2019.

Theresa L. Taylor
Notary Public

My commission expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Ryan D Arnett
Affiant

Sworn to and subscribed before me, this 24th day of April, 2019.

Theresa L. Taylor
Notary Public

My commission expires: 3/7/2023

