Karen Johnson Davidson County
Batch# 229334 DEEDQC
05/13/2019 03:56:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190513-0044943

This instrument prepared based on information provided by the parties and not independent verification by:
Penny Harrington
Harrington Law Office
1215 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone (615) 320-9977
Facsimile. (615) 320-9929

ADDRESS NEW OWNER:
TEAM 7 Asset Management, LLC
P.O. Box 70614
Nashville, Tennessee 37207-0614

SEND TAX BILLS TO:
SAME

MAP & PARCEL NUMBER
Map-Parcel Number: 09206019800

QUITCLAIM DEED

This Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter which would be disclosed by such title examination.

For and in consideration of the sum of Five Dollars ($5.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, TEAM 7 Asset Management, LLC, a Tennessee Limited Liability Company (hereinafter "the Grantor") does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Charles L. Davis (hereinafter referred to as "the Grantee"), its successors and assigns, any and all of the Grantor's right, title, and interest in and to certain improved real property known as 2730 Herman Street, Nashville, Davidson County, Tennessee 37209 being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the plan of the subdivision of Block "L" of the Heffernan property, not of record, described as follows:
>
> Beginning on the northerly margin of Herman, formerly Zollicoffer or Jackson, Street at a point 87 feet east of the easterly margin of 28th Avenue North; thence with the northerly margin of Herman Street, eastwardly 50 feet to the corner of Lot Nos. 3 and 4; thence, with the line between said two los, northwardly 150 feet to the southernly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 150 feet to the beginning.
>
> Being the same property conveyed to Carlos Savon Jones be deed from Constance J. Reed and Suzanne S. Whitlow, Executors of the Estate of Walter Swett, of record in Book 10710, page 893, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Charles Davis by Warranty Deed, executed on April 22, 2002, and filed for record on April 28, 2002 in Instrument Number 20020426-0051834, Register's Office for Davidson County, Tennessee.

(Signature(s) on following page).

Initials of The Grantor

Being the same property conveyed to TEAM 7 Asset Management, LLC, a Tennessee Limited Liability Company by Charles L. Davis on July 24, 2014in Instrument Number 20140724-0065833

This is improved real property known as 2730 Herman Street, Nashville, Davidson County, Tennessee 37209 .

Said property is conveyed subject to the following: (1). all applicable zoning ordinances; (2). utility, sewer, drainage and other easements of record; (3). all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). building restrictions; and (5). other matters of public record.

IN WITNESS WHEREOF, I have signed my name this 10 day of May, 2019.

Charles L D

CHARLES L. DAVIS, sole member of TEAM 7 Asset Management, LLC, a Tennessee Limited Liability Company, *The Grantor*

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($5.00).

Charles L D

CHARLES L. DAVIS, sole member of TEAM 7 Asset Management, LLC, a Tennessee Limited Liability Company, *The Grantor*

CD

Initials of The Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **CHARLES L. DAVIS**, the within named Grantor, *with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing*, and who, upon oath, acknowledged himself to be the named person, and that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 10 day of May, 2019.

TARIANA A. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9-6-22

Initials of The Grantor