THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Meghan Jane Kershaw
1421 B 15th Ave S
Nashville, TN 37212

Send Tax Bill to:
New Owner

Map-Parcel Number:
105-05-0 577.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of May, 2019.

Notary Public

My Commission Expires:
11-3-2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RYAN JAMES HOLMGREN, A SINGLE MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MEGHAN JANE KERSHAW, A SINGLE WOMAN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1421 B 15th Ave S Nashville, TN 37212.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6 day of May, 2019.

Ryan James Holmgren

Karen Johnson Davidson County
Batch# 229458 DEEDQC
05/14/2019 09:39:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190514-0045113

STATE OF NEW YORK
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan James Holmgren**, the Grantor, 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 this 6th day of May, 2019.

My commission expires: 7/23/21 Notary Public



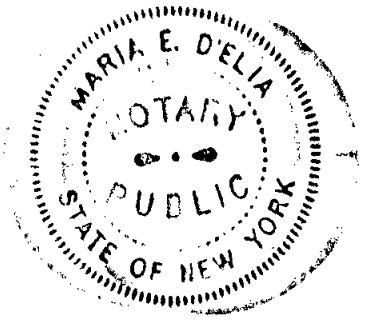


Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 12 on the Map of Lot 49 O. B. Hayes Rokeby Plan, of record in Plat Book 421, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 12 fronts 27.5 feet on the westerly side of 15th Avenue, South, formerly Washington Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Progressive Development, LLC by deed from Progressive Development, LLC, dated 01/03/2018, of record in Instrument No. 20180105-0001820, as corrected in Instrument No. 20180516-0046665, said Register's Office.

Also being the same property conveyed to Meghan Jane Kershaw, a single woman and Ryan James Holmgren, a single man, as tenants in common with rights of survivorship, by Warranty Deed from Progressive Development, LLC, dated 04/23/2019, of record in Instrument No. 20190426-0038368, said Register's Office.