QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Samantha Wilson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June 2019.

Ernest D Bennett III
NOTARY PUBLIC

COMMISSION EXPIRES: 7/8/19

ERNEST D. BENNETT, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019 (AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 240163 DEEDQC
06/07/2019 08:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190607-0054493

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
D&S 615 Properties, LLC and Mark McMillen 5818 Vine Ridge Drive Nashville, TN 37205	Same as Owner	091-05-0C-746.00-C

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **D & S 615 PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter "Grantor") hereby convey, remise, release and quitclaim unto **MARK McMILLEN** (hereinafter "Grantee"), and his heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant in common with Grantor in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 746 on the Plan of Vernon Avenue Town homes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, of record in Instrument 200610240131877, said Register's Office, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, Reference is hereby made to the plan of Vernon Avenue Townhomes, as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610240131877 for a more complete identification and description of said units.

Being the same property conveyed to Grantor herein Warranty Deed from Alaina R. Hagy of record in Instrument No. 20190415-0034443, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 746 Vernon Avenue, Nashville, TN 37209.

This conveyance is expressly subject to the Deed of Trust of record in Instrument No. 20190415-0034444 in said Register's Office.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 6th day of June, 2019.

D & S 615 PROPERTIES, LLC, a Tennessee limited liability company, Grantor

By: Samantha Wilson
Samantha Wilson, Sole Member

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 Samantha Wilson, who upon oath acknowledged herself to be the Sole Member of D & & S 615 Properties, LLC, a Tennessee limited liability company (the "Grantor" herein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so for and on behalf of said Grantor as its sole Member, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2019.

Commission Expires: 7/8/19

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 7, 2020

Notary Signature

My Commission Expires: September 7, 2020