THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 KELLY OLIVER, AFFIANT Subscribed and sworn to before me, this 14th day of June, 2019. NOTARY PUBLIC My Commission Expires: 05/05/2020

Karen Johnson Davidson County)-7096
Batch# 244656 DEEDQC
06/18/2019 08:53:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190618-0058382

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KELIGNO PROPERTIES, LLC 1904 Cedar Lane Nashville, TN 37212	New Owner	Map and Parcel No.: 091-15-0-226.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Benigno Trigo and Kelly Oliver, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Keligno Properties, LLC, a Tennessee limited liability company, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 305 50th Avenue North, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of D.E. Rutherfords Subdivision of Block 10 of Charlotte Park Company's Addition, of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

The property conveyed herein is subject to matters shown on the recorded plan and to applicable easements and restrictions of record.

Being the same property conveyed to Kelly Oliver and Benigno Trigo, husband and wife, from Clarke Morrison and Emily Morrison, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20180606-0054441.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14th day of June, 2019.

Kelly Oliver, Co-Grantor

Benigno Trigo, Co-Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kelly Oliver**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of June, 2019.

Notary Public

My Commission Expires: 05/05/2020

LINDSAY NORFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Benigno Trigo**, the Co-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 at office, this 14th day of June, 2019.

Lindsay Norfleet
Notary Public

My Commission Expires: 05/05/2020

