THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	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
Batch# 244656 DEEDQC
06/18/2019 08:53:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190618-0058383

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.: 093 13 0 265.00

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 1217 Sigler Street, Nashville, TN 37203, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 of the McCall Heirs Subdivision of Lot 14 and others of record in Book 161, Page 61, Register's Office for said County, described in part according to a survey of E. L. Miller, Jr., dated June 15, 1972 as follows:

BEGINNING at an iron pin in the southerly margin of Sigler Street, the northeast corner of the land herein described; thence leaving said Street South 9 deg. 19' West 206.8 feet to an iron pin in the northerly margin of Alley No. 423; thence with the same, North 82 deg. 08'West 34.6 feet to an iron

pin in the beginning of a curve; thence around said curve, northwesterly 23.94 feet to an iron pin in the easterly margin of 14th Avenue South; thence with the margin of same, North 9 deg. 19'East 167.1 feet to a point in beginning of a curve; thence around said curve, northeasterly 38.69 feet to an iron in the southerly margin of Sigler Street; thence with the same South 82 deg. 01' East 25.6 feet to the point of beginning.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Being the same property conveyed to Kelly Oliver and Benigno Trigo, husband and wife, from Brian Botts and Elizabeth Leigh White Botts, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20140627-0056264.

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

