Karen Johnson Davidson County
Batch# 245692 DEEDQC
06/19/2019 01:43:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190619-0059095

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
Sensabaugh Properties, LLC
6 Cadillac Drive, Ste. 300
Brentwood, TN 37027

SEND TAX BILL TO:
Same

MAP-PARCEL
081 15 0A 001.00C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **COTY SENSABAUGH, AND WIFE DOMINIQUE SENSABAUGH** (hereinafter, the "Grantors"), do hereby quitclaim and convey unto **SENSABAUGH PROPRETIES, LLC,** a Tennessee limited liability company (hereinafter, the "Grantee"), its successors and assigns, all of the Grantors' right, title and interest in and to that certain tract or parcel of land located in Davidson County County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as **1515A 21st Avenue North, Nashville, TN 37208.**

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantors make no representations or warranties whatsoever with regard to the Property or the Grantors' interest therein.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 28 th day of ~~March~~ May 2019.

By: _____
Coty Sensabaugh

By: _____
Dominique Sensabaugh

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Coty Sensabaugh, and wife Dominique Sensabaugh**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Charlotte, NC, this the 28th day of ~~March~~ May 28th, 2019.

_____
NOTARY PUBLIC

JOSEPH R. KEIFER NOTARY PUBLIC MECKLENBURG COUNTY, NC

My Commission Expires: October 04, 2020

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

_____
AFFIANT attorney in fact

Subscribed and sworn to before me
this 28 th day of ~~March~~ May, 2019.

_____
Notary Public

REBECCA A CORNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: _____

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being unit No. 1515A on the Plan of 1515 21st Avenue Homes of record as Exhibit B to Declaration of Covenants, Conditions, and Restrictions for 1515 21st Avenue Homes, in Instrument No. 20161117-0121560, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Being the same property conveyed to Coty Sensabaugh and wife, Dominique Sensabaugh by Elite Nashville Development, LLC by Warranty Deed dated as of January 12, 2018 of record at Instrument No. 20180118-0005271, Register's Office of Davidson County, Tennessee.