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THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 150 Fourth Avenue North, Suite 1820 Nashville, TN 37219; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
Gilbert L. MacFadyen III	-Same-	083 09 0 177.00
P.O. Box 37		
Woodbury, TN 37190		

Karen Johnson Davidson County
Batch# 247302 **DEEDQC**
06/24/2019 10:20:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190624-0060666

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, **THE IDEA HATCHERY, LLC**, a Tennessee limited liability company (the "Grantor"), does hereby convey unto **GILBERT L. MACFADYEN III**, an individual (the "Grantee"), all of the Grantor's right, title and interest in and to the following described tract or parcel of land, located in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 10 on the Map of East Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is mode for a more complete description.
>
> Being the same property conveyed to The Idea Hatchery, LLC by Quitclaim Deed from Gilbert L. MacFadyen and wife, Margaret W. MacFadyen dated December 7, 2011, of record in Instrument No. 20111207-0095578 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1108 Woodland Street, Nashville, Tennessee 37206.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of June, 2019.

GRANTOR:

THE IDEA HATCHERY, LLC, a Tennessee limited liability company

BY: _____
GILBERT L. MACFADYEN III

ITS: SOLE MEMBER

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

_____
Affiant

Sworn to and subscribed before me this

6th day of June, 2019.

_____
Notary Public

My Commission Expires: ~~My Commission Expires~~

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GILBERT L. MACFADYEN III**, in his capacity as the sole Member of **THE IDEA HATCHERY, LLC**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of **THE IDEA HATCHERY, LLC** for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 6th day of June, 2019.

Notary Public

My Commission Expires ~~My Commission Expires~~

January 23, 2023

