Karen Johnson Davidson County
Batch# 249656 DEEDQC
06/27/2019 12:12:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190627-0062487

This Instrument Prepared By:
Thomas B. Cresswell, Jr.
Law Offices; TN BPR No. 006019
509 Baxter Lane
Nashville, TN 37220-2201
(615) 504-4558

QUITCLAIM DEED

New Owner Address:	Send Tax Bills To:	Map Parcel No.
Tyne House, LLC 2345 Hillsboro Valley Rd. Brentwood, TN 37027	**Tyne House, LLC** **Attention: BSS** 2345 Hillsboro Valley Rd. Brentwood, TN 37027	Map 130-10 Parcel 107

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRIAN SCOTT SMALLWOOD and wife, PATTI HART SMALLWOOD**, husband and wife and residents of the State of Tennessee (as "**Grantor**"), do hereby quitclaim and convey unto **TYNE HOUSE, LLC**, a Tennessee limited liability company (as "**Grantee**"), its successors and assigns, any and all of Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, commonly known as 4421 Tyne Boulevard, Nashville, Tennessee 37215, being more particularly described as follows, to-wit:

{Improved Property in Davidson County, Tennessee}

BEING Lot No. 1 of A Resubdivision of the Easterly 112' of Lot No. 4, Lots 5, 6 and 7 of Block "D" on the Map of Belle Meade Subdivision No. 2, of record in Plat Book 7900, page 235, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY conveyed to **BRIAN SCOTT SMALLWOOD AND WIFE, PATTI HART SMALLWOOD** from **PATTI HART SMALLWOOD** by Quitclaim Deed dated July 10, 2006, of record in the Register's Office of Davidson County as **Instrument No. 20060718-0086782**.

Said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the property, whether or not of record, which may include, but is not limited to, any and all applicable restrictions, easements and building set back lines as are shown in the records in the Register's Office for Davidson County in Nashville, Tennessee.

{This section intentionally blank; Signatures appear on following page}

IN WITNESS WHEREOF, the Grantor(s) have signed this instrument on this the 27th day of June 2019.

Grantor(s):

Brian Scott Smallwood

Patti Hart Smallwood

Patti Hart Smallwood

STATE OF TENNESSEE }
COUNTY OF Williamson }

Before me, a Notary Public in and for said County and State, personally appeared **BRIAN SCOTT SMALLWOOD AND WIFE, PATTI HART SMALLWOOD** with whom I am personally acquainted and each of whom, upon oath, acknowledged himself and herself, together, to be the **Grantors**, the within named bargainors, and that he and she executed the foregoing instrument for the purposes therein contained as his and her free act and deed.

Sworn to and subscribed to before me on this the 27th day of June 2019.

DONNA D. WEEKS STATE OF TENNESSEE {SEAL} NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 27, 2020

NOTARY PUBLIC

My Commission Expires: July 27, 2020

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant (Thomas B. Cresswell, Jr., Manager of Grantee, Tyne House, LLC)

Sworn to and subscribed to before me on this the 27th day of June 2019.

TONYA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Jan. 24, 2023

{SEAL}

Notary Public

My Commission Expires: 01/24/23