QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 253172 DEEDQC
07/05/2019 02:26:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190705-0065887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June

Notary Public

MY COMMISSION EXPIRES: Exp 5-17-20

(AFFIX SEAL)

MIRANDA K. BURT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Southern Legacy Homes, LLC	**NEW OWNER**	
(NAME)	(NAME)	
1818 Joy Cir.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		08103029400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MERIDIAN CAPITAL GROUP, LLC** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SOUTHERN LEGACY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE (S), ITS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT NO. 11 ON THE PLAN OF OWEN'S BUENA VISTA LOTS, AS OF RECORD IN BOOK 15, PAGES 10 AND 11, REGISTER'S OFFICE FOR SAID COUNTY, ALSO BEING PART OF LOT NO. 1 ON THE PLAN OF HOLT'S SUBDIVISION OF LOTS 8 AND 11 OF SAID BUENA VISTA LOTS, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 9TH AVENUE NORTH, FORMERLY BUENA VISTA PIKE, AT A POINT 126 FEET SOUTH OF THE SOUTHERLY MARGIN OF CASS STREET; THENCE WESTWARDLY AND PARALLEL WITH THE SOUTHERLY MARGIN OF CASS STREET, 129 FEET TO THE EASTERLY MARGIN OF AN ALLEY, THENCE WITH SAID ALLEY, SOUTHWARDLY 63 ¼ FEET; THENCE EASTWARDLY 129 FEET TO THE WESTERLY MARGIN OF 9TH AVENUE NORTH; THENCE WITH SAID AVENUE, NORTHWARDLY 63 ¼ FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR BY SUBSTITUTE TRUSTEES DEED AS OF RECORD IN INSTRUMENT NO. 20190412-0033799, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved
property known as **2019 9th Avenue North, Nashville, TN**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 28TH day of JUNE, 2019.

MERIDIAN CAPITAL GROUP, LLC

BY: Neal Lamprey, CEO

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neal Lamprey ,(Name) CEO **(Title) of Meridian Capital Group, LLC**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28TH day of JUNE, 2019.

Miranda W. Pyburn
Notary Public

My Commission Expires:
5-17-20

MIRANDA W. PYBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027