QUITCLAIM DEED

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ben Dubose	**Same**	**148-06-0-077-00**
(NAME)	(NAME)	
P.O. Box 158664		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 253232 DEEDQC
07/05/2019 03:30:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190705-0065976

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BENJAMIN DUBOSE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT 92, MURRAY HEIGHTS, AS SHOWN ON PLAT OF RECORD IN BOOK 2663, PAGE 37, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT NO. 92 FRONTS 126.37 FEET ON THE NORTH SIDE OF MELMACK DRIVE AND EXTENDS BACK BETWEEN LINES, 159.8 FEET ON THE WEST LINE AND 110.28 FEET ON THE EAST LINE, TO A DEAD LINE IN THE READ ON WHICH IT MEASURES 104.92 FEET.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN DUBOSE, BY WARRANTY DEED FROM BENNY L. KIRBY AND FAYE H. KIRBY, OF RECORD IN INSTRUMENT NUMBER 20190510-0044189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **212 Melmack Drive, Nashville, Tennessee 37211**

Witness our hands this the 3 day of July, 2019.

BENJAMIN DUBOSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BENJAMIN DUBOSE,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of July, 2019.

Notary Public

My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021