Karen Johnson Davidson County
Batch# 254908 DEEDQC
07/10/2019 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190710-0067200

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me this 8th day of July, 2019. Notary Public My Commission Expires: KELLY E COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1419 Greenwood LLC c/o FBMM, Attn: Duane Clark 2300 Charlotte Avenue Suite 103 Nashville, TN 37203	1419 Greenwood LLC c/o FBMM, Attn: Duane Clark 2300 Charlotte Avenue Suite 103 Nashville, TN 37203	Map and Parcel No.: 083 02 0 040.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Roger Duane Clark, Trustee of the SA Land Trust under agreement dated May 16, 2019, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY ("Grantor"), does hereby quitclaim, transfer and convey unto 1419 Greenwood LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 52.0 feet of the Easterly 93.0 feet of Lot No. 3 on the Plan of H.M. Doak's Subdivision, as of record in Plat Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 52.0 feet on the Northerly side of Greenwood Avenue and runs back between parallel lines 200.0 feet to an alley.

Being the same property conveyed to Roger Duane Clark, Trustee of the SA Land Trust under agreement dated May 16, 2019, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY, by warranty deed dated May 31, 2019, from Kristin Ann Lagan, a single woman, of record in Instrument No. 201906040052945, Register's Office for Davidson County, Tennessee.

This is improved property known as 1419 Greenwood Avenue in Nashville, Davidson County, Tennessee 37206.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2019.

GRANTOR:

Trustee

Roger Duane Clark, Trustee of the
SA Land Trust under agreement
dated May 16, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger Duane Clark, Trustee of the SA Land Trust under agreement dated May 16, 2019, the 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, at office, this 1st day of July, 2019.

Notary Public
My Commission Expires: March 24, 2020

DANIELLE DEMARCO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES:
MARCH 24, 2020

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

