Karen Johnson Davidson County
Batch# 261541 DEEDQC
07/24/2019 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190724-0072615

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox, PLLC 3811 Bedford Avenue, Suite 205 Nashville, TN 37215 (615) 383-4429	STATE OF FLORIDA COUNTY OF Lake The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 9 day of July, 2019. Notary Public My Commission Expires:

Sheila Kilgore
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG340016
Expires 5/30/2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan N. Stringfellow and Camilla Jo Stringfellow 1010 Gilmore Avenue Nashville, TN 37204	Ryan N. Stringfellow and Camilla Jo Stringfellow 1010 Gilmore Avenue Nashville, TN 37204	Map/Parcel No. 118 01 0 465.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **OMBS, L.L.C., a Florida limited liability company** ("Grantor") does hereby quitclaim, transfer and convey unto **Ryan N. Stringfellow and wife Camilla Jo Stringfellow**, their heirs and assigns, all of Grantor's 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 Lot No. 50 on the Plan of Montrose Place of record in Plat Book 57, Page 93 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to OMBS, L.L.C., a Florida limited liability company, by Warranty Deed dated April 2, 2018 from Joel McKellar, unmarried, of record in Instrument No. 20180406-0032677 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1010 Gilmore Avenue, Nashville, Davidson County, Tennessee 37204.

Whenever used, the singular number 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, the corporate party by its duly authorized representative, on this 9th day of July, 2019.

GRANTOR:

OMBS, L.L.C.
a Florida limited liability company

By: _____
Jayson A. Stringfellow
Authorized Agent

STATE OF FLORIDA

COUNTY OF Lake

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Jayson A. Stringfellow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Agent of OMBS, L.L.C., a Florida limited liability company, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Clermont, Florida, this the 9th day of July, 2019.

Sheila Kilgore
NOTARY PUBLIC
My Commission Expires:

Sheila Kilgore
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG340016
Expires 5/30/2023

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:

