Karen Johnson Davidson County
Batch# 262395 DEEDQC
07/25/2019 03:58:30 PM 5 pgs
Fees: $28.00 Taxes: $37.74
20190725-0073419

Prepared by:	Send Tax Bills To:	Grantor	Grantee:
John Keith Direct Source LLC P.O Box 35 Victor, ID. 83455 307-203-7588	Julian Holdings LLC 108 Surrey Road Melrose Park, PA 19027	Home Opportunity, LLC 2915 E. Baseline Rd. Suite 109 Gilbert, AZ 85234	Julian Holdings LLC 108 Surrey Road Melrose Park, PA 19027

QUITCLAIM DEED

This QUITCLAIM DEED executed by first party, **Home Opportunity, LLC** a Delaware Liability Company (Grantor) to second party **Julian Holdings LLC,** a Pennsylvania Limited Liability Company. (Grantee)

WITNESSETH: That the said party, for the sum of Ten Thousand Two Hundred Dollars $10,200 and other good and valuable consideration paid the second party, the receipt of which is hereby acknowledged, does hereby remain, released and quitclaim unto the said second party forever, all the right, title and interest and claim which the said first party has in and to the following described parcel of land and improvements appurtenances thereto in the City of **Nashville,** County of **Davidson,** State of **Tennessee** to wit:

Notwithstanding anything its successors and assigns all of the oil, gas, and other mineral interests of whatsoever kind or nature in, on under and that may be produced from the Property not previously conveyed or reserved or record, and all rights pertaining thereto; provided, however, Grantor waives and relinquishes any and all rights to the use of the surface of the land conveyed for the exploration, development and/or production of such minerals.

TAX MAP OR PARCEL ID NO.: **081-07-0-222.00**

LEGAL DESCRIPTION: **See Exhibit (A)**

PROPERTY COMMONLY KNOWN AS: **1815 16TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208**

IN WITNESS WHEREOF, I, the undersigned Patrick Cardon in my capacity as Manager have hereunto set my Hand and Seal on this 24th day of **June, 2019**

Home Opportunity, LLC

Signature _____

Printed Patrick Cardon

Title Manager

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____

Name: Jennifer Hickerson

_____

Name: Margaret Serna

STATE OF Arizona)
SS
COUNTY OF Maricopa)

The foregoing instrument was executed in my presence and acknowledged before me this 24th day of **June**, 2019 by **Patrick Cardon Manager** for Home Opportunity, LLC who is personally known to me to be the same person who executed the within instrument, and said person duly acknowledged execution of the instrument to be the free act and of the corporation

Witness my hand and Notarial seal this 24th day of **June,**, 2019

Signature _____
Printed Jennifer Sue Smith, a Notary Public for the State of Arizona
My commission expires: 06/21/2022

JENNIFER SUE SMITH
Notary Public, State of Arizona
Maricopa County
Commission # 547812
My Commission Expires
June 21, 2022

Exhibit A

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING THE SOUTHERLY 33 FEET OF LOT NO. 29 ON MAP OF W.H. BUTLER'S SUBDIVISION, AS OF RECORD IN BOOK 57 PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY SAID PART OF LOT 29 FRONTS 33 FEET ON THE WESTERLY SIDE OF 6TH AVENUE NORTH, FORMERLY BUTLER STREET, AND RUNS BACK BETWEEN PARALLEL LINES 145.6 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BELINDA A. PATTERSON, BY QUITCLAIM DEED FROM BERNON R. RANSON, AND WIFE, VIRGINIA L. RANSON, DATED MAY 12, 1999 RECORDED MAY 27, 1999, OF RECORD IN BOOK 11497, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HOME OPPORTUNITY, LLC BY QUITCLAIM DEED FROM TRANSPORTATION ALLIANCE BANK, INC. DATED APRIL 25, 2013, RECORDED APRIL 29, 2013 AS INSTRUMENT #20130429-0042404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORDS, IF ANY.

True Copy Certification

I, GAIL GREENBERG, 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.

Signature

State of PENNSYLVANIA

County of MONTGOMERY

Personally appeared before me, Kathleen Hastings a notary public for this county and state, Gail Greenberg {making certification} who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8/26/2020

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen Hastings, Notary Public
Abington Twp, Montgomery County
My commission expires August 26, 2020

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10,200.

Affiant

Subscribed and sworn before me, this 25th day of July, 2019.

Notary

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen Hastings, Notary Public
Abington Twp, Montgomery County
My commission expires August 26, 2020