Karen Johnson Davidson County
Batch# 265095 DEEDQC
08/01/2019 09:48:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190801-0075903

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
SAMANTHA SHREVES
United Bank, Inc.
1269 Warwood Avenue
Wheeling, West Virginia 26003
My Commission Expires Oct. 28, 2020

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

STATE OF WV
COUNTY OF Ohio
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Phillip and Janie Slampak
AFFIANT

Subscribed and sworn to before me this 18th day of July, 2019.

My Commission Expires: 10-28-20

Samantha Shreves
NOTARY PUBLIC

Address New Owners as Follows:
Flip Out 615 LLC
1829 4th Ave North
Nashville, TN 37208

Send Tax Bills To:
NEW OWNER

Map-Parcel:
133-02-0-069.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Phillip Kenneth Slampak and Janie Marie Slampak,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Flip Out 615 LLC, a Tennessee limited liability company,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Pleasant View Subdivision of record in Plat Book 1130, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip Kenneth Slampak and Janie Marie Slampak by Warranty deed from Amanda Dean, Successor Trustee of The 231 Thuss Avenue Trust of record in Instrument No. 20180406-0032550 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 06, 2018.

Being also known as: **231 Thuss Avenue Nashville, Tennessee 37211**.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 18th day of July, 2019.

Phillip K Slampak

Phillip Kenneth Slampak

Janie Marie Slampak

Janie Marie Slampak

STATE OF WV

COUNTY OF Ohio

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Phillip Kenneth Slampak and Janie Marie Slampak**, with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 18th day of July, 2019.

Samantha Shreves

Notary Public

My Commission Expires: 10-28-20

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