Karen Johnson Davidson County
Batch# 266359 DEEDQC
08/02/2019 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,290.38
20190802-0076880

THIS INSTRUMENT PREPARED BY:

PAUL GONTAREK
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
paulg@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $348,750.

AFFIANT

Subscribed and sworn to before me this the 31 day of July, 2019.

Notary Public

My Commission Expires: 10/2/19

CHRISTOPHER LANIGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Atlas Holdings, LLC 537 Federal Street Franklin, TN 37067	-SAME-	Map 118-11-0 Parcel 133.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Franklin Lee Spann (the "Grantor"), for and in consideration of the sum of Three Hundred and Forty-Eight Thousand Seven Hundred and Fifty and no/100 Dollars ($348,750.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring the Grantor's entire interest in the subject parcel(s) of real property, hereby releases, remises and quitclaims unto Atlas Holdings, LLC, a Tennessee limited liability company, all right, title and interest of the Grantor in and to certain tract(s) or parcel(s) of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 31st day of July, 2019.

Franklin Lee Spann

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Franklin Lee Spann, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of July, 2019.

Notary Public

My Commission Expires: 10/2/19

CHRISTOPHER LANIGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 13 Block J, on the Plan of Berry Hill Gardens site plan, as shown by plat appearing of record in Plat Book 1130, Page 36, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John A. Spann, III and Franklin Lee Spann, as tenants-in-common, by deed from William M. Wooten and spouse Susan H. Wooten, of record as Instrument No. 20061009-0125355, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Louise Privette Spann by deed from the Estate of John A. Spann, III, of record as Instrument No. 20190620-0059521, Register's Office for Davidson County, Tennessee.

This is improved property known as 503 Heather Place, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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.

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul A. Gontarek, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

