THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Commerce Title & Escrow, LLC 513
3rd Ave South
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 272821 DEEDQC
08/16/2019 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190816-0082388

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th Day of August, 2019. Notary Public MY COMMISSION EXPIRES: Nov. 8, 2021 (AFFIX SEAL)
THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY **The preparer of this deed makes no representation as to the status of title to the property described herein and makes no representation other than that it has been accurately transcribed from information provided.** File No.: ALW-19-0014-CCL	

DARLA HYSMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV.8, 2021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JOHN AMBROSE, III	NEW OWNER	091-06-0-279.00
5505 TENNESSEE AVENUE		
NASHVILLE, TN 37209		

THIS INDENTURE made this 9th day of August, 2019, between, Growing Up, Growing Old, LLC, a Tennessee limited liability company (hereinafter called "Grantor") and JOHN AMBROSE, III, unmarried, (hereinafter called "Grantee")

WITNESSETH

THAT Grantor, for and in consideration of the sum of Ten Dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, unto Grantee, the following described premises, to wit:

Land in Davidson County, State of Tennessee, being Lot Nos. 1414 and 1416, Block No. 201, on the plan of West Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Ray T. Wall, married, to Barbara Ambrose, married, as recorded on the 16th day of November, 2012, in Instrument No. 20121116-0105983, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed by Quitclaim Deed from John L. Ambrose, III and wife Barbara B. Ambrose, to Growing Up Growing Old, LLC, a Tennessee limited liability company, as recorded on the 5th day of March, 2013, in Instrument No. 20130305-0021676, in the Register's Office of Davidson County, Tennessee.

This is ☐ unimproved x improved property, known as 5505 TENNESSEE AVENUE, NASHVILLE, TN

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand. The use of any gender shall be applicable to all genders.

Witness my hand and seal this 16 day of August, 2019.

Growing Up, Growing Old, LLC, a Tennessee limited liability company

By: John L. Ambrose II

Its: Sole Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me personally appeared John L. Ambrose II, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Growing Up, Growing Old, LLC, a Tennessee limited liability company, the within named bargainor, and that they as such Sole Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of August, 2019.

DARLENE D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Public
My Commission Expires: Nov. 8, 2021

201908160082388

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

