Karen Johnson Davidson County
Batch# 280347 DEEDQC
09/04/2019 08:44:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190904-0088905

# 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 29 DAY OF Aug, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
Rudy & Partners, PLLC
2012 21st Ave S., Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Morningstar Holdings LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | **072-02-0-088.00** |
| **PO Box 502** | | |
| (ADDRESS) | (ADDRESS) | |
| **Thompsons Station TN 37179** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Madelyn Retersdorf, unmarried,** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **Morningstar Holdings, LLC, a Tennessee limited liability company,** ("Grantee") its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of E.B. Craig's Subdivision of record in Plat Book 894, Page 640, in the Register's Office for Davison County, Tennessee.

Said Lot No. 76 fronts 50 feet on the Easterly side of Burrus Street and extends back 147 feet 6 inches on the Northerly line, and 146 feet 6 inches on the Southerly line to the Westerly line of Lot 63, measuring 50 feet, more or less thereon.

BEING the same property conveyed to Madelyn Retersdorf by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20190725-0073125, Register's Office for Davidson County, Tennessee.

This instrument was prepared with information supplied by the Grantor/Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

These are **improved** property known as: **3712 Burrus St, Nashville, TN 37216**

Witness my hand this the 29 day of Aug, 2019.

Madelyn Retersdorf

**Madelyn Retersdorf**

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Madelyn Retersdorf** (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of Aug, ~~2018~~ 2019

Notary Public
My Commission Expires:




