Karen Johnson Davidson County
Batch# 280849 DEEDQC
09/05/2019 09:58:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190905-0089664

This Instrument Prepared By:
Thomas B. Cresswell, Jr.
Law Offices; TN BPR No. 006019
509 Baxter Lane
Nashville, TN 37220-2201
(615) 504-4558

QUITCLAIM DEED

New Owner Address:	Send Tax Bills To:	Map Parcel No.
Patti Hart Smallwood and **Brian Scott Smallwood** 2345 Hillsboro Valley Rd. Brentwood, TN 37027	**Patti Hart Smallwood** and **Brian Scott Smallwood** 2345 Hillsboro Valley Rd. Brentwood, TN 37027	Map 130-10 Parcel 107

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TYNE HOUSE, LLC**, a Tennessee limited liability company (as "**Grantor**"), does hereby quitclaim and convey unto **PATTI HART SMALLWOOD, and husband, BRIAN SCOTT SMALLWOOD,** wife and husband and residents of the State of Tennessee (as "**Grantee**"), their heirs and representatives, any and all of Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, commonly known as 4421 Tyne Boulevard, Nashville, Tennessee 37215, being more particularly described as follows, to-wit:

{Improved Property in Davidson County, Tennessee}

BEING Lot No. 1 of A Resubdivision of the Easterly 112' of Lot No. 4, Lots 5, 6 and 7 of Block "D" on the Map of Belle Meade Subdivision No. 2, of record in Plat Book 7900, page 235, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY conveyed to **TYNE HOUSE, LLC**, a Tennessee limited liability company from **BRIAN SCOTT SMALLWOOD AND WIFE, PATTI HART SMALLWOOD** by Quitclaim Deed dated June 27, 2019, of record in the Register's Office of Davidson County as **Instrument No. 20190627-0062487**.

Said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the property, whether or not of record, which may include, but is not limited to, any and all applicable restrictions, easements and building set back lines as are shown in the records in the Register's Office for Davidson County in Nashville, Tennessee.

{This section intentionally blank; Signatures appear on following page}

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized representative on this the 5th day of September 2019.

Grantor:
TYNE HOUSE, LLC

By: Patti Hart Smallwood

Patti Hart Smallwood, Co-Owner and Authorized Member

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, a Notary Public in and for said County and State, personally appeared **PATTI HART SMALLWOOD** with whom I am personally acquainted and who, upon oath, acknowledged herself to be a Member and Co-Owner of **Tyne House, LLC**, a Tennessee limited liability company and the within named bargainor ("**Grantor**"), and that she executed the foregoing instrument for the purposes therein contained as her free act and deed as a fully authorized Member and Co-Owner of Grantor with full authority to bind the Grantor as an official act of the said limited liability company.

Sworn to and subscribed to before me on this the 5th day of September 2019.

{SEAL}

THOMAS B. CRESSWELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

NOTARY PUBLIC

My Commission Expires: Jan. 6, 2020

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration ~~or true~~ value, whichever is greater for this transfer is $0.00.

Patti H. Smallwood

Affiant: Patti H. Smallwood

Sworn to and subscribed to before me on this the 5th day of September 2019.

{SEAL}

THOMAS B. CRESSWELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Notary Public

My Commission Expires: Jan. 6, 2020