Karen Johnson Davidson County
Batch# 289946 DEEDQC
09/23/2019 03:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190923-0096589

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 20 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6-20-21
(AFFIX SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

J-VRES-18-4701-HC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Whitney Lloyd	**New Owner**	
(NAME) **4701 Tennessee Avenue**	(NAME) 2400 Sunset PL	**091-08-0-152.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUNSET VENTURES, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITNEY LLOYD**, hereinafter called the Grantee(s), his/her/its/their heirs, 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. 60 on an unrecorded map of Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sandford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 60 fronts 50 feet on the southerly margin of Tennessee Avenue and runs back between lines, southwardly 142.5 feet to an alley.

Also conveyed is that portion of Alley closed by Council Bill No. 77-552.

Being the same property conveyed to Sunset Ventures, Inc., a Tennessee Corporation by Special Warranty deed from Johnny L. Jackson of record in Instrument No. 20180910-0089647, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **4701 Tennessee Ave., Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 20 day of September, 2019.

Sunset Ventures, Inc.

Sherry Deutschmann, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Sherry Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Sunset Ventures, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, at office, this 20 day of September, 2019.

Notary Public

My Commission Expires: _____

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903