Record & Return to

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5128

Karen Johnson Davidson County
Batch# 292287 DEEDQC
09/27/2019 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190927-0098505

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

NICOLE BURKHART
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires MAR 31, 2021

Subscribed and sworn to before me, this the 20 day of September, 2019.

Notary Public
My Commission Expires: 3/31/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Celisa M. Ellis 313 B Bluebird Drive, Suite B Goodlettsville, TN 37072	New Owner	34-1-A-2.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Willie C. Scarbrough,** ("Grantor") do hereby quitclaim and convey unto **Celisa M. Ellis** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain commercial condominium situated within Davidson County, Tennessee, being Unit A, and the appurtenant interest in the common elements of Rivergate Professional Building, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for Rivergate Professional Building, of record in Book 10222, page 752, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site-plan attached as

exhibit to said Master Deed. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Rivergate Professional Building, provided in said Master Deed, together with the By-Laws and Association Agreement appended to said Master Deed, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Celisa M. Ellis and Willie C. Scarbrough, tenants in common by Warranty Deed from MSK Properties, LLC, a Minnesota limited liability company, dated August 31, 2016, recorded September 2, 2016, of record in Instrument No. 20160902-0092457, Register's Office for Davidson County, Tennessee.

This is improved property located at: **313 Bluebird Drive, Suite B, Goodlettsville, TN 37072**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2019.

GRANTOR:

Willie C. Scarbrough

Willie C. Scarbrough

LEN RINEHART
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires MAR. 31, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Willie C.Scarbrough, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2019.

Notary Public
My Commission expires: 3/31/2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

