REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 293910 DEEDQC
10/01/2019 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191001-0099995

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Cecilia Evans
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 30 DAY OF September, 2019.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2022

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
The Larmon Group
2726 Larmon Drive
Nashville, TN 37204

NEW OWNER:
The Larmon Group
2726 Larmon Drive
Nashville, TN 37204

QUIT CLAIM DEED

This indenture is made and entered into this 30th day of September, 2019 between CATHERINE V. QUINN, a single person (hereinafter referred to as "GRANTOR") and THE LARMON GROUP, a Tennessee General Partnership (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Berrywood, as of record in Book 1835, page 24, Register's Office for said County.

Said Lot No. 8 fronts 73.9 feet on the north side of Larmon Avenue and runs back between lines 242.9 feet on the east line and 249.9 feet on the west line, to a dead line in the rear, measuring 83.6 feet thereon.
Excepting therefrom that portion thereof described in the Final Consent Judgment made on August 12, 1970 by The Third Circuit Court of Davidson County, Tennessee in an action entitled State of Tennessee, et al vs. George B. Tomlin, et al, Case No. B- 1799, a certified copy of which order is of record in Book 4440, page 931.

TRACT II:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the south margin of Larmon Drive at the southwest corner of Lot 7 in accordance with Deed Book 8601, page 259 and further located at coordinates north 650438.98 east 1741812.40; thence with a curve left having a Delta Angle 89 deg. 45 min. 53 sec, radius 50.00 feet, length 78.35 feet, chord North 63 deg. 14 min. 25 sec. west 70.58 feet to a point; thence north 40 deg. 42 min. 01 sec. east 104.48 feet to a point; said point being right-of-way monument located 96.6 feet right of 1-440 centerline station 535 + 06; thence south 02 deg. 38 min. 19 sec. west 111.11 feet to the point of beginning; containing 0.066 acres, 2870 square feet.

Being the same property conveyed to Catherine V. Quinn, married by Warranty Deed from Vossland Development, LLC, a Tennessee Limited Liability Company dated February 9, 2011 and recorded February 10, 2011 as Instrument No. 20110210-0011710, in said Register's Office for Davidson County, Tennessee.

Property ID 118 07 0 071.00
Address 2726 Larmon Drive, Nashville, TN 37204

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Catherine V. Quinn

Catherine V. Quinn

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Catherine V. Quinn, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 30th day of September, 2019.

SEAL

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

NOTARY PUBLIC
COMMISSION EXPIRES:_____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)