Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Greg Cummings and Garrett Pillsbury 1402 South Street Apt. A Nashville, TN 37212	New Owner	093133B00100CO

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 298587 DEEDQC
10/09/2019 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191009-0103670

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF SMITH
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2019.

Karla Butler
Notary Public

My Commission Expires: 2-10-21
(Affix Seal)

Karla Butler
Notary Public, State of Texas
My Comm. Exp. 2/10/21
Notary ID 1074155-7

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Greg Cummings a/k/a Byron Greg Cummings**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Greg Cummings and Garrett Pillsbury**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot A of 1402 South Street Townhomes, of record in Instrument No. 20180416-0035737, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Greg Cummings by Quitclaim Deed from Luke C. Humphries, dated January 30, 2019, and recorded February 7, 2019, of record in Instrument No. 20190207-0011578, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Greg Cummings and Luke C. Humphries by Quitclaim Deed from Greg Cummings, recorded March 7, 2018, of record in Instrument No. 20180307-0021694, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Byron Greg Cummings by Warranty Deed from Deborah Lotz, Trustee of the Deborah Lotz Trust dated February 4, 2002 and Holly Bell, as tenants in common without rights of survivorship, recorded on December 6, 2017, of record in Instrument No. 20171206-0124580, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1402 South St. Apt. A, Nashville, TN 37212**

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 1st day of August, 2019.

GRANTOR:

Greg Cummings a/k/a Byron Greg Cummings

STATE OF ~~TENNESSEE~~ TEXAS)

COUNTY OF SMITH)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Greg Cummings a/k/a Byron Greg Cummings, the within named bargainor, with whom I am personally acquainted, and who, upon oath, executed that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 1st day of August, 2019.

Karla Butler
Notary Public, State of Texas
My Comm. Exp. 2/10/21
Notary ID 1074155-7

Karla Butler
Notary Public
My Commission Expires: 2-10-21

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

