QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 305597 DEEDQC
10/24/2019 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191024-0109187

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Douglas E Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Mills	New owner	043-15-0-075.00
312 Farris Ave.		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CORNERSTONE EQUITY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), by these presents do hereby quitclaim and convey unto **DOUGLAS MILLS AND DONNA MILLS, HUSBAND AND WIFE** ("Grantee"), their heirs and assigns, all our right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

BEING Lot Numbers 26 and 27 on the Map of Rock Hill Subdivision, Block "A", and more particularly described as follows:

Beginning at a point on the Westerly margin of Farris Avenue 1186.6 feet South of the Southerly margin of Old Hickory Boulevard, which point is the common corner of Lot Number 27 and Lot Number 28 on the map of the above subdivision; thence with the Westerly margin of Farris Avenue Southerly 156.2 feet to an iron pin which is the Southeast corner of Lot Number 26 and when the Westerly margin of Farris Avenue intersects the Northerly margin of New Larkin Spring Road; thence North 60 degrees 30 minutes West, along the Northerly margin of said road 221.5 feet to a point where the aforesaid Northerly margin intersects the rear Westerly line of Block "A" and is also the common corner of Lots 26 and 27; thence Northerly along the Westerly rear line of Block "A", 50 feet to the common corner of Lot Number 27 and Lot Number 28; thence Easterly with the line between said two lots, 200 feet to the beginning.

Being the same property conveyed to CB Investments, LLC by Warranty deed from Cornerstone Equity Investments, LLC of record in Instrument No. 20151007-0102141 Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on October 07, 2015.

Being the same property conveyed to Cornerstone Equity Investments, LLC by Quitclaim deed from CB Investments, LLC of record in Instrument No. 20170405-0033431 Register's Office for Davidson County, Tennessee, dated March 09, 2017 and recorded on April 05, 2017.

Being improved property also known as 312 Farris Avenue, Madison, Tennessee 37115.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the 24th day of October, 2019.

CORNERSTONE EQUITY INVESTMENTS, LLC

By: _____

Print: Rick Bishop

Its: Managing partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rick Bishop, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Partner of Cornerstone Equity Investments, LLC, the within named bargainor, a limited liability company, and that he, as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Managing Partner

WITNESS my hand and seal this 24 day of October, 2019

My commission expires: 11-5-19

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).