Karen Johnson Davidson County
Batch# 308818 DEEDQC
10/31/2019 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191031-0111908

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **East Side Opportunity Fund, Inc., a Tennessee Corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and convey unto **Robert Drimmer,** a married man (*never used as a marital residence), hereinafter called the Grantee, his heirs and assigns, a 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. 89 on the Plan of Section One Revised, Shelby Heights of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 89 fronts 49.94 feet on the Easterly margin South 13th Court and extends back 112.7 feet on the Northerly line and 113.0 feet on the Southerly line to a dead line in the rear, measuring 72.2 feet thereon.

Being the same property conveyed to James E. McGinley and wife, Anne C, McGinley by Cash deed from Samuel R. Pierce, Jr, Secretary of Housing and urban Development, of Washington, D.C., of record in Book 7486, page 532, Register's Office for Davidson County, Tennessee, dated March 07, 1988 and recorded on March 08, 1988.

NOTE: Anne C. McGinley, a/k/a Annie Richmond McGinley, wife of James E. McGinley, died on May 25, 2016.

Being the same property conveyed to East Side Opportunity Fund, Inc., a Tennessee Corporation by Warranty deed from James E. McGinley, widowed and remarried of record in Instrument No. 20190813-0080509 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 13, 2019.

Being also known as 923 S. 13th Ct. Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 30th day of October, 2019.

EAST SIDE OPPORTUNITY FUND, INC.

By: Robert Drimmer, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Robert Drimmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in his capacity as President of East Side Opportunity Fund, Inc.

Witness my hand and seal this 30 day of October, 2019.

Notary Public

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-5-2022

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Robert Drimmer 314 Scott Avenue Nashville, TN 37206	New Owner	Davidson County: 094-05-0-071.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 30th day of October, 2019.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2021

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)