Prepared by:
Jennifer L. Pennell, Attorney
Tennessee Title Services, LLC
207 N. Main St.
Dickson, TN 37055

Karen Johnson Davidson County
Batch# 313377 DEEDQC
11/08/2019 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191108-0115591

STATE OF TENNESSEE

COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 7th day of November 2019.

Notary Public

My commission expires: 9/7/20

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES Sep 7, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charlotte Avenue Partners 306 42nd Ave. N. Nashville, TN 37209	New Owner	092-13-0-033.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Tim Wilson, Kevin McGinn and Tee McCarley,** hereinafter called Grantors, have conveyed and quitclaimed and does hereby transfer unto **Charlotte Avenue Partners, a Tennessee General Partnership**, hereinafter called Grantee, all their right, title and interest in and to the following tract or parcel of land in the Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 33 feet of Lot No. 6 and the easterly 7 feet of Lot No. 7 of Block No. 3 on the Map of Subdivision of Plummer Place and part of Block 3 and other Blocks in Charlotte Park Company's 2nd Addition, of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 6 and 7 front together 40 feet on the southerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tim Wilson and Kevin McGinn and Tee McCarley by Warranty Deed from Albert Ray Sullivan, unmarried, of record in Instrument No. 20170602-0055011, Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 02, 2017.

This is unimproved property known as 3713 Charlotte Avenue, Nashville, TN 37209.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 7th day of November, 2019.

Grantors

Tim Wilson

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tim Wilson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville this 7th day of November, 2019.

JEMICE C. CHEATHAM NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXPIRES Sep 7, 2020 (Notary Seal)

Notary Public
My Commission Expires: 9/7/20

Kevin McGinn

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kevin McGinn**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood this 17 day of October, 2019.

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY (Notary Seal)

Notary Public
My Commission Expires: 8/7/23

Tee McCarley

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tee McCarley**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 7th day of November, 2019.

JEMICE C. CHEATHAM NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY EXPIRES Sep 7, 2020

(Notary Seal)

Jemicel C Cheatham

Notary Public

My Commission Expires: 9/7/20

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY