Karen Johnson Davidson County
Batch# 313839 DEEDQC
11/08/2019 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191108-0115872

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-21

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zangano, LLC	**Same**	**04309036700**
(NAME)	(NAME)	
783 Saussy Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PINDAKAAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ZANGANO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 1, ON THE PLAN OF MADISON PARK MEADOWS, OF RECORD IN PLAT BOOK 4660, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAX GUNTHER AND ARDINA PRUIJSSERS, BY WARRANTY DEED FROM ROBERT DEMPSEY HARVEY AND MARY P. HARVEY, OF RECORD IN INSTRUMENT NUMBER 20110420-0030492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PINDAKAAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM MAX GUNTHER AND ARDINA PRUIJSSERS, OF RECORD IN INSTRUMENT NUMBER 20190923-0096342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is improved property known as: **516 Dupont Avenue, Nashville, Tennessee 37115**

Witness our hands this the 8 day of November, 2019.

PINDAKAAS, LLC:

By: MAX GUNTHER
Its: SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

On this the 8 day of November 2019, before me personally appeared **MAX GUNTHER**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the sole member for **PINDAKAAS, LLC,** , the within named bargainor, **a Tennessee limited liability company**, and that he/she as such sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8 day of November, 2019.

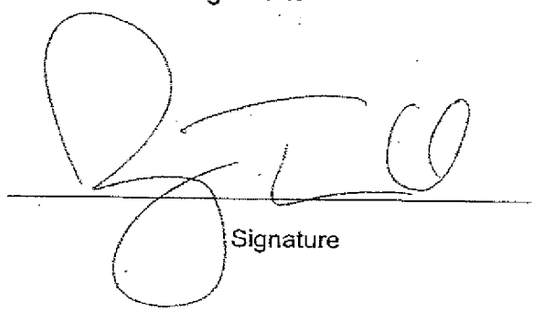
Notary Public

My Commission Expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Certificate of Authenticity

I, Ryan Terrell, 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.

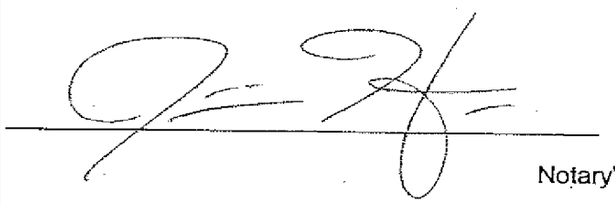


Signature

State of TN

County of Davidson

Personally appeared before me, Justin Hall, a notary public for this county and state, Ryan Terrell 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:

Notary's Seal (If on paper)

