LLG-0652

Karen Johnson Davidson County
Batch# 313950 DEEDQC
11/12/2019 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191112-0116009

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Matthew Arthur Read Laurie Adams Read 1304 Oakhurst Dr. Nashville, TN 37216	New Owners	072-07-0-242.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Fernwood Ranch, LLC, A Tennessee Series Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Matthew Arthur Read and Laurie Adams Read, husband and wife,** their heirs, successors and assigns, all its rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 30 and All of 31 on the Plan of The Waters Place on Maxey Lane of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Oakhurst Avenue at the corner of Lots Nos. 31 and 32; thence, with the line between said two lots Southwardly 150 feet to the Northerly margin of an alley; thence, with said alley, Westwardly 128.75 feet to the Southeast corner of the property conveyed to Margaret Gwin of Deed from R. B. Baxensale of record in Book 919, Page 87, Register's Office for Davidson County, Tennessee; thence with Gwin's Easterly line, Northwardly 157 feet, more or less to the Southerly margin of Oakhurst Avenue; thence with said Avenue, Eastwardly 80.5 to the Beginning.

Being the same property conveyed to Fernwood Ranch LLC, by Quitclaim deed from Laurie Adams Read FKA Laurie Adams, Married, of record in Instrument No. 20170710-0069355, Register's Office for Davidson County, Tennessee, dated July 7, 2017 and recorded on July 10, 2017.

Being also known as 1304 Oakhurst Dr., Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

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

Affiant

My commission expires:
(Affix Seal)

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7 day of November, 2019.

Fernwood Ranch, LLC, A Tennessee limited liability company

By: _____
Name: Laurie Adams Read
Its: Member

By: _____
Name: Matthew Arthur Read
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laurie Adams Read and Matthew Arthur Read, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Fernwood Ranch, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this the 7 day of November, 2019.

_____
Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022