Karen Johnson Davidson County
Batch# 321102 DEEDQC
11/27/2019 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191127-0122536

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 26 DAY OF November 2019

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
The Cumberland Holdings, LLC	**Same**	
(NAME)	(NAME)	**105-07-0-262.00**
601 Woodland Ave Ste C.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

MICHAEL BRYAN KRABOUSANOS, UNMARRIED ("GRANTOR")

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

THE CUMBERLAND HOLDINGS, 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 PART OF BLOCK NO. 3 ON THE MAP OF HAMILTON'S SUBDIVISION, OF RECORD IN MINUTE BOOK 1, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOT NO.14 ON THE UNRECORDED SUBDIVISION OF SAID BLOCK NO. 3, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF HAMILTON AVENUE AND PILLOW STREET; THENCE WITH THE SOUTHERLY MARGIN OF HAMILTON AVENUE EASTWARDLY 50 FEET; THENCE AT RIGHT ANGLES SOUTHWARDLY 167 1/2 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 50 FEET TO THE EASTERLY MARGIN OF PILLOW STREET; THENCE WITH SAID STREET NORTHWARDLY TO THE BEGINNING AND A PORTION OF ALLEY #1806, CLOSED BY COUNCIL BILL #083-1355, APPROVED AUGUST 18, 1983.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL BRYAN KRABOUSANOS BY WARRANTY DEED FROM MICHAEL W. KRABOUSANOS OF RECORD IN INSTRUMENT NO. 20171102-0112459 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: **525 Hamilton Ave, Nashville, TN 37203**

Witness our hands this the 20 day of November, 2019.

Michael Bryan Krabousanos

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Bryan Krabousanos**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of November, 2019.

Notary Public
My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Laura Mitchell, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY