**REGISTER'S USE ONLY:**

Karen Johnson Davidson County
Batch# 321265 DEEDQC
11/27/2019 09:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191127-0122759

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

**OATH:** I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 25 DAY OF November, 2019.

*SEAL*

NOTARY PUBLIC
COMMISSION EXPIRES:

| **THIS INSTRUMENT PREPARED BY:** | **SEND TAX BILLS TO:** | **NEW OWNER:** |
|---|---|---|
| Foundation Title & Escrow<br>277 Mallory Station Rd., Suite 102<br>Franklin, TN 37067 | PNWI, LLC<br>4430 Saunders Avenue<br>Nashville, TN 37216 | PNWI, LLC<br>4430 Saunders Avenue<br>Nashville, TN 37216 |

# QUIT CLAIM DEED

This indenture is made and entered into this 25 day of November 2019 between G. Co. Investments, LLC (hereinafter referred to as "GRANTOR") and PNWI, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

## TRACT 1

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Skyview, as of record in Book 2331, page 55, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Said Lot No. 63 fronts 150 feet on the northerly side of Oakview Drive and runs back 228.5 feet on the easterly line and 277.2 feet on the westerly line to a dead line in the rear on which it measures 195 feet.

Being the same property conveyed to PNWI, LLC by Quitclaim Deed from G. Co. Investments, LLC dated October21, 2019 and recorded October 22, 2019 as Instrument No. 20191022-0108429, in said Register's Office for Davidson County,

Tennessee. **See also Affidavit and Foreclosure Due Process Certification attached hereto as Exhibits A and B and incorporated herein by reference.**

**Property Address: 353 Oakview Drive, Nashville TN 37207**

**Parcel ID: 050 16 0 007.00**

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

G. Co. Investments, LLC
a Tennessee Limited Liability Company

BY: B. G — Chief Mgr
Brian Gainous
Chief Manager

STATE OF TENNESSEE )
)
COUNTY OF Sumner )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Brian Gainous, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Chief Manager of GRE Investments, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 25th day of November, 2019.

*SEAL*

NIKKI DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Nikki Davis
NOTARY PUBLIC
COMMISSION EXPIRES: 8.21.23

EXHIBIT A

And When Recorded Mail To:

Tax Title Services
18302 Irvine Blvd. Ste-260
Tustin, CA. 92780
www.taxtitleservices.com

Prepared by: Bruce Carruthers

# Affidavit

As to Matters Affecting Title to Real Property –

**Property Tax Foreclosure Due Process Certification**

Certificate No.: **T19091005**
Certificate Date: **October 24, 2019**
Property Address: **353 Oakview Rd. Nashville, TN. 37207**
Legal Description: **See Exhibit "A" For The Full Legal Description.**

Tax Parcel Identification No. **050-16-0-007.00;** Deed Dated on **September 8, 2017; Recorded on 10/22/2019 in Instrument # 20191022-0108428, in Davidson County** Records Office (the "Tax Deed"); (The real property described in the Tax Deed is referred to as the "Property."); North American Title Company Commitment/File/Report # **HLT-1909620FC** (the "Title Report")Tax Title Services hereby affirms and certifies to North American Title Company that, except as set forth on this Certificate:

1. The tax foreclosure relating to the Tax Deed was correct and complete.

2. The property description used throughout the tax foreclosure is the same as the property description in the Tax Deed.

3. The tax foreclosure relating to the Tax Deed complied with:
   (A) all applicable statutes, procedures and due process requirements; and/or per
   (B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist for the above state.

4. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.

5. All post-sale redemption periods have expired. There are no outstanding rights of redemption relating to the Property.

6. Exceptions, if any: NONE

This Certificate shall be relied upon by NORTH AMERICAN TITLE INSURANCE COMPANY in the issuance of present and future title insurance policies and indemnity letters. Tax Title Services is liable to NORTH AMERICAN TITLE INSURANCE COMPANY for any errors or omissions contained herein.

Certified by:

Tax Title Services, Inc., a California corporation,
4590 MacArthur Blvd #210
Newport Beach, CA 92660

By: _____ Date: October, 24, 2019
Ryan Meredith, President

State of California
County of Orange

On October, 24, 2019 before me, Martin John Mulvihill, personally appeared Ryan Meredith, President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of penalty of perjury under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



MARTIN JOHN MULVIHILL
Notary Public - California
Orange County
Commission # 2180573
My Comm. Expires Feb 17, 2021

# Exhibit "A" Legal Description.

LAND in Davidson County, Tennessee, being Lot No. 63 on the plan of Skyview, as of record in Book 2331, page 55, Register's Office for said County, to which plat reference is hereby made for a more complete description.

SAID Lot No. 63 fronts 150 feet on the northerly side of Oakview Drive and runs back 228.5 feet on the easterly line and 277.2 feet on the westerly line to a dead line in the rear on which it measures 195 feet.

(for information purposes only, not insured) Being the same property conveyed to R.J. Conn and wife, Ethel M. Conn by Warranty Deed from E.C. Vinson and wife, Mary Y. Vinson dated November 29, 1956 and recorded December 7, 1956, in Book 2603, Page 280, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Robert J. Conn Sr. and Robert J. Conn, Jr., as tenancy in common by

Quitclaim Deed from Thomas D. Gupton, Trustee dated December 7, 1979 and recorded December 17, 1979, in Book 5544, Page 783, in said Register's Office for Davidson County, Tennessee. *Report of Sale recorded July 25, 2017 as Instrument No. 20170725-0074918, in said Register's Office for Davidson County, Tennessee. The said Robert J. Conn Sr. and Robert J. Conn, Jr. having died on or about* 11/29/14

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on pape

# *FORECLOSURE DUE PROCESS CERTIFICATION*

**(Certificate # T19091005)**

**TAX TITLE SERVICES** hereby certifies to **NORTH AMERICAN TITLE INSURANCE COMPANY** that the property commonly known as:

**353 Oakview Rd. Nashville, TN. 37207**

**See Exhibit "A" For The Full Legal Description.**

Located in the County of **Davidson,** identification number: **050-16-0-007.00,** with a legal description being the same premises as described in deed dated *Recorded* **10/22/2019 in Instrument # 20191022-0108428, in Davidson County,** met all state statutory tax foreclosure requirements. This certification involved the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to North American Title Insurance Company or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements per North American Title Insurance Company state approved statutory checklist including:

1) Proper legal description used throughout the proceedings;
2) Occupancy & Inspection Details;
3) Affidavit of good faith investigation verified that certified mailing address was the only address available for taxpayer at the time of tax lien foreclosure.
4) If any person or entity was shown on the full insurable title search as having an interest in the title but was not included, or properly joined in the proceedings, their interest was cleared or will be appropriately shown in the closing title commitment.

This Certification is relied upon by NORTH AMERICAN TITLE INSURANCE COMPANY and TAX TITLE SERVICES is responsible to NORTH AMERICAN TITLE INSURANCE COMPANY for any errors or omissions contained therein. ***Title Insurance Liability amounts are for "purchase price only"; and any itemized out of pocket expenses.*** NORTH AMERICAN TITLE INSURANCE COMPANY authorizes its direct operations and its agents to issue its Program Policies with liabilities of up to but not exceeding two hundred thousand dollars ($200,000.00) without further underwriting approval. Any liability amount exceeding two hundred thousand dollars ($200,000.00) needs additional approval from NORTH AMERICAN TITLE INSURANCE COMPANY CORPORATE UNDERWRITING. If a title insurance policy is not issued within 6 months of the date herein, this certification shall expire. It will then be necessary to provide an updated title commitment and a new certification will be prepared.

*DATE:* **October 24, 2019**

*Certified by:* ***(CORPORATE SEAL)***

Bruce Carruthers

***Certificate* # T19091005**

**Bruce Carruthers for Ryan Meredith - President**

**Tax Title Services, Inc., a California Corporation, 18302 Irvine Blvd. Ste-260 Tustin, CA. 92780**

***THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE SEAL***

***The certificate and the information contained herein is confidential and proprietary and is governed by the conditions and restrictions client signed in the Tax Lien Services Agreement, which incorporates all vendors.***