RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 323375 DEEDQC
12/03/2019 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191203-0124111

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 THE 2 DAY OF December, 2019.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Erin N. Wilmer 4301 E. 6th Avenue Pkwy. Denver, CO 80220-4939	New Owner	072-06-0R-002.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Anderson, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Erin N. Wilmer,** her heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 3203, on the Plan of Townhomes at 939 Elvira Ave & 3203 Anderson Pl of record as Exhibit B to Declaration of Covenants, Conditions and Restrictions for Townhomes at 939 Elvira Ave & 3203 Anderson Pl, A Horizontal Property Regime with Private Elements in Instrument No. 20150731-0075664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erin N. Wilmer, a single woman, by Deed from Olliver J. Teston and Katelyn Stephens, husband and wife, dated September 4, 2018, recorded September 7, 2018, and appearing of record in Instrument No. 20180907-0088796, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anderson, LLC, a Tennessee limited liability company, by Quitclaim Deed from Erin N. Wilmer, a single woman, dated 10/6/2018, recorded 10/11/2018, and appearing of record in Instrument No. 20181011-0100990, Register's Office for Davidson County, Tennessee.

WITNESS OUR HAND, this 21 day of November, 2019.

Anderson, LLC

By: Bento Properties, LLC
By: Erin N. Wilmer, sole member

STATE OF Hawaii

COUNTY OF Honolulu

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared ERIN N. WILMER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be sole member of Bento Properties, LLC, a Colorado limited liability company, the within named bargainor, which is sole member of Anderson, LLC, a Tennessee limited liability company, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Companies by herself as such.

Witness my hand this 21st day of November, 2019.

RALPH MAU NOTARY 92-135 PUBLIC STATE OF HAWAII

Notary Public

My commission expires:

RALPH MAU NOTARY 92-135 PUBLIC STATE OF HAWAII

Doc. Date: 11/21/2019 # Pages 2
Notary Name: RALPH MAU First Circuit
Doc. Description Quit Claim Deed
11/21/2019
Notary Signature Date
NOTARY CERTIFICATION

201912030124111

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

