(1)

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 324283 DEEDQC
12/04/2019 09:48:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00



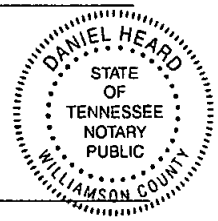
20191204-0124864

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of December, 2019.



My Commission Expires: 8.4.20

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Ronald Hill, Jr. and Brandi Hill	SAME	119-01-0-264.00
522 Southcrest Drive		&
Nashville, TN 37211		119-01-0-265.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Anchor Development, LLC, a Tennessee limited liability company,** GRANTOR, hereby quitclaims and conveys all of its undivided right, title and interest to the hereinafter described property to **Ronald Hill, Jr. and Brandi Hill, husband and wife,** GRANTEE. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2nd day of December, 2019.

Anchor Development, LLC

By: _____
Ronnie Hill, Member

By: _____
Brandi Hill, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ronnie Hill and Brandi Hill, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Anchor Development, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and seal, at office in Brentwood, TN, this 2nd day of December, 2019.

My Commission Expires: 8.4.20

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Map of Subdivision of Lots No. 7- 8- 9 and 10 and Part of 6-11-12 & 13 of Cumberland Nurseries Plan of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 21 fronts 50 feet on the Easterly side of Foster Street and extends back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Anchor Development, LLC by Warranty deed from Antonio L. Buruca of record in Instrument No. 20161222-0134666 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 22, 2016.

This property is known as: 2222 Foster Avenue Nashville, Tennessee 37210.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Map of Subdivision of Lots Nos. 7-8-9 and 10 and Part of 6-11-12 & 13 of Cumberland Nurseries Plan of record in Plat Book 332, Page 36, 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 Anchor Development LLC by Warranty deed from Martin D. Juarez and wife, Silvia Lopez aka Silvia Lopez De Juarez of record in Instrument No. 20160425-0039958 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

This property is known as: 2226 Foster Avenue Nashville, Tennessee 37210.