QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 329818 DEEDQC
12/13/2019 04:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191213-0129010

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-25-23
(AFFIX SEAL)

KAREN JOHNSON DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
4500B Illinois, LLC (NAME)	Same (NAME)	
4500B Illinois Ave. (ADDRESS)	(ADDRESS)	091-12-0Q-002.00
Nashville, Tennessee 37209 (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,

MEAGHAN SMITH AND ROBERT S. RANSOM III, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ("GRANTOR")

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

4500B ILLINOIS, 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 UNIT B, 4500 ILLINOIS AVENUE TOWNHOMES, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT NO. 20160727-0077115 AND AMENDED BY SCRIVENER' S AFFIDAVIT IN INSTRUMENT NO. 20160727-0077325, IN THE REGISTER' S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MEAGHAN SMITH AND ROBERT S. RANSOM III, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM REGAL HOMES CO., A TENNESSEE CORPORATION OF RECORD IN INSTRUMENT NO. 20170530-0053532 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 26, 2017 AND RECORDED ON MAY 30, 2017.

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: **4500B Illinois Ave., Nashville, TN 37209**

Witness our hands this the 25 day of November, 2019.

Meaghan Smith

Robert S. Ransom, III

STATE OF TN)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert S. Ransom, III**, 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 25 day of November, 2019.

Notary Public Markqueta A. Flournoy
My Commission Expires: September 25 2021

MARKQUETA A FLOURNOY NOTARY PUBLIC EXPIRES TENNESSEE Sep 25, 2021 WILLIAMSON COUNTY

STATE OF TN)
COUNTY OF Williamson)

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

Witness my hand and official seal, this the 25 day of November, 2019.

Notary Public Markqueta A. Flournoy
My Commission Expires: September 25. 2021

MARKQUETA A FLOURNOY NOTARY PUBLIC EXPIRES TENNESSEE Sep 25, 2021 WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee being Unit B, 4500 Illinois Avenue Townhomes, as established by Declaration of Covenants, Conditions, and Restrictions, as shown on the plat of record in Instrument No. 20160727-0077115 and amended by Scrivener' s Affidavit in Instrument No. 20160727-0077325, in the Register' s Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Meaghan Smith and Robert S. Ransom III, as joint tenants with rights of survivorship by Warranty deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20170530-0053532 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 30, 2017. (Value of consideration shown in aforementioned deed $439,900.00.)

Being also known as 4500 B Illinois Ave B Nashville, Tennessee 37209.

True Copy Certification

I, Phyllis Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Phyllis Jones

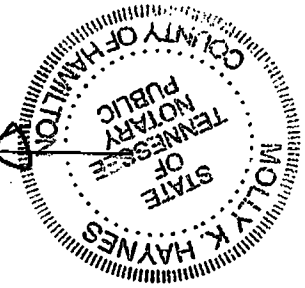
State of Tennessee

County of Hamilton

Personally appeared before me, Molly K Haynes, a notary public for this county and state, Phyllis Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Molly K Haynes

Notary's Signature



My Commission Expires: 2/9/2020

Notary Seal (if on paper)