2nd

File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 336667 DEEDQC
12/31/2019 09:15:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191231-0134800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.
No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lane Wallace	Same	MAP 057
(NAME) 718 Thompson Lane Ste 108	(NAME)	GROUP 00 0
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) ,	PARCEL 129.00
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

1 Public Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cornerstone Investments Inc. a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a portion of land in the Second Civil District of Nashville, Davidson County, Tennessee, bound on the South by Cato Road and Recorded in Deed Book 6638, page 929, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Cato Road and a common line with the Stephen P. Franceson, Sr. property, thence, leaving said margin, N 26-55-09 E, 1444.42 feet to an iron pin; thence, along a common boundary with the William H. Councel, Sr., Property S365-54-55 E, 134.17 feet, thence, S 23-48-13 W, 846.26 feet; thence S 26-55-09 W, 538.78 feet to the northerly margin of Cato Road; thence, with said margin, S 86-50-37 W, 63.92 feet to the beginning of a curve to the right; thence, with said curve, having a central angle of 28-35-33, a radius of 262.35 feet, and a distance of 130.92 feet, to the point of the beginning. Subject property contains 5.440 acres, more or less.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee limited liability company by deed from Brock & Scott PLLC, as Substitute Trustee dated December 17, 2019 and recorded in Instrument no. 20191231-0134796 said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:
1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **4626 Cato Road, Nashville, Tennessee 37218**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 27th day of December, 2019.

1 Public Homes LLC, a Tennessee limited liability company

Eric Sox Member

Eric Sox, Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Member** of **1 Public Homes, LLC, a Tennessee limited liability company**, the within named bargainor, a Limited Liability Company, and that he as such authorized officer, with the authority so to do, executed the within Deed for the purposes therein contained by signing the name of the Limited Liability Company as such authorized officer.

WITNESS my hand and official seal at office this 27th day of December, 2019.

NOTARY PUBLIC My Commission Expires
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027