QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 344145 DEEDQC
01/16/2020 09:43:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200116-0005739

This Instrument Prepared By:

Lea Johnson, Attorney at Law
615 Main Street, Suite 107
Nashville, TN 37206

NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NUMBERS:
Pam Coyle and Shaun Washburn 208 Chilton Street Nashville, Tennessee 37211	Pam Coyle and Shaun Washburn 208 Chilton Street Nashville, Tennessee 37211	133-1-180.00

This QUITCLAIM DEED, made and entered into this the 15 day of January, 2020, by and between DIAMOND BOB ENTERPRISES LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantor, and PAM COYLE AND SHAUN WASHBURN, wife and husband, hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable considerations and no monetary consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, transfer and confirm unto the Grantee any and all interests which the Grantor may have in the following described property, and any appurtenances thereto, situated in the city of NASHVILLE, County of DAVIDSON, State of Tennessee, to-wit ("Real Property"):

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 195 and part of Lot No. 197 on the map of Sunrise Heights, 2nd Addition, a plan of which is of record in Book 421, Page 46, Register's Office for said County. Said Lot No. 195 and part of Lot No. 197 are more particularly described as follows: Beginning at a point on the North margin of High Street, said point being the Southwest corner of Lot No. 195; Running thence Northwardly 139.6 Feet, more or less to a point, on the North margin of Lot No. 197, said point being 14 Feet West of the Northeast corner of Lot No. 197; running thence Eastwardly, with the Northerly line of Lots Nos. 197 and 195, 64 Feet to the Northeast corner of Lot No. 197; thence with the Northerly margin of High Street, Westwardly 50 Feet to the point of beginning.

DERIVATION CLAUSE: Being the same property conveyed to DIAMOND BOB ENTERPRISES LLC, a Tennessee Limited Liability Company, by QUIT CLAIM DEED from PAM COYLE AND SHAUN WASHBURN, wife and husband, and recorded as Instrument Number 20111221-0099871, in the Register's Office for Davidson County, Tennessee on December 21, 2011.

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

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

WITNESS MY HAND this the 15 day of January, 2020.

Diamond Bob Enterprises LLC

Pam Coyle

Pam Coyle, Managing Member

Shaun Washburn, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 15 day of January, 2020.

Pamela Coyle

Affiant

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Pam Coyle and Shaun Washburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Members (or other officers authorized to execute the instrument) of **Diamond Bob Enterprises LLC**, a Tennessee limited liability company, the within named bargainor, and that they, as such Managing Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Managing Members.

WITNESS my hand and seal in office this the 15 day of January, 2020.

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 8, 2021