Karen Johnson Davidson County
Batch# 350239 DEEDQC
01/29/2020 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200129-0010652

QUITCLAIM DEED

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 24 day of January, 2020.

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
D & S 615 Properties, LLC 305 Jefferson Street #125 Nashville, TN 37208	OWNER	91-13-D-2.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **KEVIN WILSON AND SAMANTHA WILSON** (hereinafter "Grantor") hereby convey, remise, release and quitclaim unto **D & S 615 PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter "Grantee"), its successors and assigns, the following described tract (parcel) of land in Davidson County, Tennessee:

Certain Townhomes located in Davidson County, Tennessee, being Unit B of 509 Stevenson Street Townhomes, under the Declaration of Covenants, Conditions and Restrictions establishing 509 Stevenson Street Townhomes of record in Instrument No. 201407290067092, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to the said Master Deed.

Being the same property conveyed to Kevin Wilson and Samantha Wilson, husband and wife, as tenants by the entireties by Quitclaim Deed dated January 19, 2019 from D & S 615 Properties, LLC, a Tennessee limited liability company, recorded January 28, 2019, in Instrument Number 201901280008252, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 509B Stevenson Street, Nashville, TN 37209.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 24th January, 2020

KEVIN WILSON, Grantor

SAMANTHA WILSON, Grantor

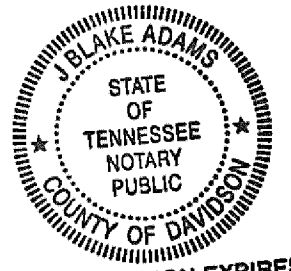
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named KEVIN WILSON AND SAMANTHA WILSON, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signature to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2020

Commission Expires: 3-3-20

NOTARY PUBLIC



MY COMMISSION EXPIRES:
MARCH 3, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named KEVIN WILSON AND SAMANTHA WILSON, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signature to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2020

Commission Expires: 3-3-20

NOTARY PUBLIC

J BLAKE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 3, 2020

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020