Karen Johnson Davidson County
Batch# 350643 DEEDQC
01/30/2020 12:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200130-0011191

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Team 9 Real Estate Solutions, LLC, a Tennessee limited liability company** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Kenneth D. Davis and Virginia A. Davis, husband and wife,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hickory Bend, Section 7 of record in Plat Book 3600, Page 29, amended in Book 3877, Page 691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 638 Larchwood Drive, Nashville, TN 37214

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at **Instrument Number 20190809-0079300** in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 29th day of **January, 2020.**

Team 9 Real Estate Solutions LLC, by Kenneth D. Davis Member
Team 9 Real Estate Solutions, LLC, by Kenneth D. Davis, Member

Team 9 Real Estate Solutions, LLC, by Virginia A. Davis, Member
Team 9 Real Estate Solutions, LLC, by Virginia A. Davis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth D. Davis and Virginia A. Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of Team 9 Real Estate Solutions, LLC the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as members.

WITNESS my hand and official seal at office this **29th** day of **January, 2020.**

Cari Allen
NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

MY COMMISSION EXPIRES: 7-5-21

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 29th day of **January, 2020.**

Cari Allen
NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

MY COMMISSION EXPIRES: 7-5-21

PROPERTY ADDRESS:	**638 Larchwood Dr.** **Nashville, TN 37214**
TAX PARCEL NO.:	**09709000400**
PROPERTY OWNER: OWNER'S ADDRESS:	**Kenneth D. Davis and Virginia A. Davis** **P. O. Box 148673** **Nashville, TN 37214**
MAIL TAX BILLS TO:	**Citizens Savings Bank and Trust, Co.** **1917 Heiman Street** **Nashville, TN 37208**

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Veni. Kka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021