THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 351623 DEEDQC
01/31/2020 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200131-0011747

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Meridian Construction Company, LLC 224 Marcia Avenue Nashville, TN 37209	Owners	091-05-0-040.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Shane Teeters and Amy Teeters, husband and wife**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **Meridian Construction Company, LLC**, hereinafter called the Grantee, its sucessors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 53** on the Plan of Moss Wood Subdivision of record In Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 53 fronts 50 feet on the Westerly side of Ries Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Shane Teeters and Amy Teeters, husband and wife by Quitclaim Deed from Meridian Construction Company, LLC of record on August 1, 2019, at Instrument No. 20190801-0076331, Davidson County Register of Deeds.

This is property commonly known as 705 Ries Avenue, Nashville, TN 37209.

Witness the hand of the Grantors, this 15 **day of** January, **20**20:

Shane Teeters

Amy Teeters

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 18th day of January, 2020.

Heather Braden
NOTARY PUBLIC

My Commission Expires: 1/3/23

HEATHER BRADEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 01/03/23

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 18th day of January, 2020.

Heather Braden
NOTARY PUBLIC

My Commission Expires: 1/3/23

HEATHER BRADEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 01/03/23

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00.**

KCam
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF January, 2020.

Heather Braden
Notary Public

My Commission Expires: 1/3/23

HEATHER BRADEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 01/03/23

True Copy Certification

I, Bobby Taylor, 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.

Bobby Taylor

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Pamela P. Waddey, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela P Waddey

Notary's Signature

My Commission Expires: 8-01-22

Notary Seal (if not paper)

