Karen Johnson Davidson County
Batch# 354053 DEEDQC
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Fees: $12.00 Taxes: $0.00
20200205-0013512

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, **Free at Last Bonding, LLP** ("Grantor"), a Tennessee limited liability Partnership, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Greg Sanford and Mario Hambrick,** (Grantees), all of its rights, title, and interests in the following described real property, to wit:

BEING the easterly half of Lot No. 33 on the Plan showing Dr. O.H. Menees' Subdivision of Lot in Nashville as of record in Book 57, Page 89, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 33 fronts 25 feet on the southerly side of Jefferson Street and runs back between parallel lines, 170 feet to an alley.

**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 20140625-0055379 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 5TH day of **February, 2020.**

**Free at Last Bonding, LLP**

**By: Greg Sanford, President**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Greg Sanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Free At Last Bonding, LLP, the within named bargainor, a Tennessee Limited Liability Partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of Free At Last Bonding, LLP by himself as President.

WITNESS my hand and official seal at office this 5TH day of **February, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9TH/4/2022

DWIGHT PATE' STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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 5TH day of **February, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9TH/4/2022

DWIGHT PATE' STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| | |
|---|---|
| PROPERTY ADDRESS: | 2615 Jefferson Street, Nasville, TN |
| TAX PARCEL NO.: | 092 02 0 106.00 |
| PROPERTY OWNER: | Greg Sanford and Mario Hambrick |
| OWNER'S ADDRESS: | 306 Gay St, Ste 101, Nashville, TN 37201 |
| MAIL TAX BILLS TO: | **owners at owners address** |