Karen Johnson Davidson County
Batch# 354200 DEEDQC
02/06/2020 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200206-0013702

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Lee Ann Summers Ingram 130 Brookfield Ave. Nashville, TN 37205	same	130 05 0 103.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, 130 Brookfield LLC, a Tennessee limited liability company (the "Grantor"), does hereby quitclaim, transfer and convey all of its right, title and interest in and to the following described property to Lee Ann Summers Ingram (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

TRACT NO 1:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "F" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, of record in Plat Book 1130, Page(s) 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

TRACT NO 2:

Land in Davidson County, Tennessee, being the Easterly one-half of Cross Hill Road adjoining the Westerly lot line of Lot No. 1 of Block "F" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, of record in Plat Book 1130, Page(s) 71 and 72, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

Being the same property conveyed to 130 Brookfield LLC, a limited liability company, by Warranty Deed from Frank Haraf, Jr. and Emily Haraf, husband and wife, of record in instrument No. 20190627-0062767, Register's Office for Davidson County, Tennessee.

This is improved property known as 130 Brookfield Avenue, Nashville, Tennessee 37205.

The purpose of this conveyance is to vest property solely in the name of Lee Ann Summers Ingram, in fee, in consideration of effectuating the terms and conditions of the property settlement contained in that Marital Dissolution Agreement in Williamson County, Tennessee Circuit Court Proceeding Docket No. 2019-570, *Orrin H. Ingram v. Lee Ann Summers Ingram*, the terms of which are incorporated herein.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 31ST day of January, 2020.

GRANTOR:

130 BROOKFIELD, LLC
a Tennessee limited liability company

Orrin H. Ingram, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Orrin H. Ingram, 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 Chief Manager of 130 Brookfield, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31ST day of January, 2020.

Notary Public

Phyllis J. Reid
State of Tennessee Notary Public
Davidson County
My Commission Expires 10-2-2023

My Commission Expires: 10-2-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(E).

Affiant

Subscribed and sworn to before me this 5th day of ~~January~~ February, 2020.

Notary Public

My Commission Expires: 5/05/2020

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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.

William L. Harbison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of ~~January,~~ February 2020.

Notary Public

My Commission Expires: 5-05-2020

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE