THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 361601 DEEDQC
02/21/2020 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200221-0019742

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
WaHa Real Investments, LLC 4501 Charlotte Ave # 91026 Nashville, TN 37209	Same	081-15-0-243.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Wendy M. Warren, married***, by these presents does hereby quitclaim and convey unto **Waha Real Investments, LLC,** its right, title and interest in and to the following described tract of land:

Being the Southeasterly part of Lot No. 334 on the Plan of McGavock, Wetmore and Other's Second Addition, called the addition to the Town of McGavock, of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, and described according to a Survey made by E. R. Southgate, Surveyor, July 26,1945, as follows:

Beginning at an iron pin at the intersection of 16th Avenue North and Underwood Street; thence along the North margin of Underwood Street, Westerly 55 feet to a stake; thence Northeastwardly 105.83 feet to a stake in the South line of a part of said Lot No. 334, which was conveyed to Tabitha Hawkins, by deed form Phil Cohen and wife, Sara K. Cohen, as of record in Book 1335, page 2, said Register's Office; thence along Hawkins South line 26 feet 6 inches to a stake in the West margin of 16th Avenue, North; thence Southerly along the West margin of 16th Avenue, North, 116 feet to the beginning.

Being the same property conveyed to Charles White by Special Warranty deed from Edith Bunch Jones and Gladys Stillwell, Co-Executrixes to the Estate of Katie Lee Mayberry of record in Instrument No. 20090603-0051327 Register's Office for Davidson County, Tennessee, dated June 02, 2009 and recorded on June 03, 2009.

Being the same property conveyed to Waha Real Estate Investments, LLC by Warranty deed from Charles Henry White, Trustee of the Testamentary Trust of Charles M. White created by Will Executed March 20, 2012 and Established August 22, 2012 of record in Instrument No. 20190423-0037331 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 23, 2019.

Being the same property conveyed to Wendy M. Warren, married, by Quitclaim Deed from Waha Real Investments, LLC, (erroneously called Waha Real Estate Investments in prior deed) a company existing under the laws of the state of Tennessee of record in Instrument No. 20190926-0098062 Register's Office for Davidson County, Tennessee dated on September 26, 2019 and Recorded on September 26, 2019.

*** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.**

Being also known as 1600 Underwood Street, Nashville, Tennessee 37208.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
21 day of February 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21 day of February 2020.

Wendy M. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wendy M. Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 21 day of February 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022