QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 365769 DEEDQC
03/02/2020 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200302-0023142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E GROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ben Dubose	**Same**	**69-16-190.00**
(NAME)	(NAME)	
6400 HWY 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BEN DUBOSE, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON BLOCK 1 ON THE MAP SHOWING G. T. SHEEHOG'S SUBDIVISION AT BORDEAUX, OF RECORD IN PLAT BOOK 421, PAGE 191, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 19 FRONTS 100 FEET ON THE SOUTHEASTERLY SIDE OF ASYLUM AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, FROM THE CENTER OF SAID AVENUE, 225 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO 1242 PROPERTY SOLUTIONS, LLC, BY WARRANTY DEED FROM BEN DUBOSE, OF RECORD IN INSTRUMENT NUMBER 20200204-0012464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **1814 County Hospital Road, Nashville, Tennessee 37218**

Witness our hands this the 28th day of February, 2020.

1242 PROPERTY SOLUTIONS, LLC

BY: BEN DUBOSE

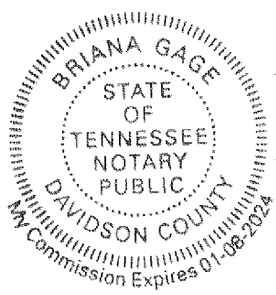
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of February 2020, before me personally appeared **BEN DUBOSE**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **sole member** for **1242 PROPERTY SOLUTIONS, LLC**, the within named bargainor, a **A TENNESSEE LIMITED LIABILITY COMPANY**, and that he/she as such **sole member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2020.

Briana Gage
Notary Public

My Commission Expires:



True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY