Karen Johnson Davidson County
Batch# 369974 DEEDQC
03/10/2020 11:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200310-0026772

#35339

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 35339**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 5th day of March, 2020. Notary Public My Commission Expires: October 2, 202

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2020

QUITCLAIM DEED

Address New Owner: Natchez Trace Partners 3704 Hobbs Road Nashville, TN 37215	Send Tax Bills To: New Owner 3704 Hobbs Road Nashville, TN 37215	Tax Information Map and Parcel No.: 104 11 0 131 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **DUAL HOLDINGS, LLC,** a Tennessee limited liability company (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **NATCHEZ PARTNERSHIP**, a Tennessee general partnership, its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2008 Natchez Trace, Nashville, TN 37212.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2020.

GRANTOR:

DUAL HOLDINGS, LLC, a Tennessee limited liability company

By: _____ Member
Scott E. Robinson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Scott E. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Member of Dual Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of March, 2020.

Notary Public

My Commission Expires: 10-2-2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dual Holdings, LLC, a Tennessee limited liability company, by deed dated August 18, 2017 from Rush S. Root, an unmarried person, of record in Instrument No. 20170823-0086409, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

