This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 371221 DEEDQC
03/11/2020 04:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200311-0027519

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
EMILY E. KENT 3866 Hutson Avenue Nashville, TN 37216	SAME	061-10-0-012.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4)).

AFFIANT

Sworn to and subscribed before me this March 11, 2020.

Notary Public

My Commission Expires:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, MASON ASSET GROUP, LLC, a Tennessee Limited Liability Company, hereinafter called Grantor, for the express purpose of conveying a fifty percent (50%) undivided interest as tenant in common, does hereby quitclaim unto EMILY E. KENT said fifty percent (50%) undivided interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on March 11, 2020, 2020.

MASON ASSET GROUP, LLC

BRANDON MASON, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRANDON MASON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 11, 2020.

NOTARY PUBLIC

My Commission Expires:

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

EXHIBIT A

Property Description

Said property is described to wit:

Being Lot No. 228 on the plan of Maplewood Heights, Second Subdivision, of record in Book 547, Pages 103-104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MASON ASSET GROUP, LLC, by Warranty Deed from BENJAMIN S. GORE, MARRIED, AND JESSE D. GORE AND GLORIA J. GORE, HUSBAND AND WIFE, recorded in Instrument No. 20171204-0123299, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and (5) other matters of public record.

This improved property is known as 3866 Hutson Avenue, Nashville, TN 37216.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

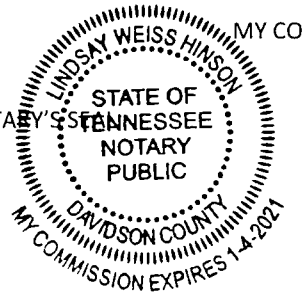
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).