Karen Johnson Davidson County
Batch# 372342 DEEDQC
03/13/2020 02:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200313-0028338

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 12th day of March, 2020. Notary Public My Commission Expires:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2020

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Edward C. Fletcher, Jr. 5809 C Morrow Road Nashville, Tennessee 37209	SAME	091 06 1G 001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Platinum Investment Group, LLC**, a Tennessee limited liability company (the "Grantor"), for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, for the purpose of transferring its entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto **Edward C. Fletcher, Jr.**, all right, title and interest in and to the tract of land described on Exhibit A attached hereto, and incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of March, 2020.

PLATINUM INVESTMENT GROUP, LLC

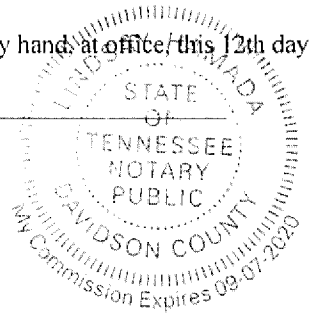
By: Edward C. Fletcher Jr / Pres.
Edward C. Fletcher, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward C. Fletcher, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Platinum Investment Group, LLC, the within named bargainor, a Tennessee limited liability company, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its President.

WITNESS my hand, at office, this 12th day of March, 2020.

My Commission Expires: _____



Jindsay Hannada
Notary Public

EXHIBIT A

Legal Description

A certain townhome located in Davidson County, Tennessee, being Unit No. C of 5809 Morrow Road Lot 1 Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 5809 Morrow Road Lot 2 Townhomes of record in Instrument Number 20170202-0011477, as amended in Instrument No. 20171214-0127429, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Plot Plan incorporated into Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Declaration.

Being the same property conveyed to Platinum Investment Group by deed from Rachel Ann Gerlits, a single woman and Francis P. Gerlits, a married man, as tenants in common with rights of survivorship, of record as Instrument No. 20200205-0013486, Register's Office for Davidson County, Tennessee.

Platinum Investment Group and Platinum Investment Group, LLC, a Tennessee limited liability company are one and the same entity.

This is improved property known as 5809 C Morrow Road, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

