This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 373918 DEEDQC
03/18/2020 08:54:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200318-0029835

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kenneth Sacks and Mary Lisa Gaston Sacks and Bryan J. Exner 1315 7th Avenue North Nashville, TN 37028	Same	082-09-0-014.00

I, **Mason Gaston Luplow,** do hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks** in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 50-B on the Plan of Resubdivision Plat of Lot 50 of the North Nashville Real Estate Company's Plan of record in Instrument No. 20045021-0059815, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Being the same property conveyed from Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks and Bryan J. Exner by Quitclaim Deed to Bryan J. Exner as to a 50% Interest AND to Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks as to a 45% Interest, as Tenants in Common AND to Mason Gaston Luplow a 5% Interest with said 5% interest being a right of survivorship interest to Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks of record in Instrument No. 20190301-0018820, Register's Office for Davidson County, Tennessee. Being the same property conveyed by Warranty deed from Lynette J. Hope, a single person to Kenneth Lewis Sacks and Wife, Mary Lisa Gaston Sacks and Bryan J. Exner of record in Instrument No. 20190108-0001991, said Registers Office.

This is improved property known as 1315 7th Avenue North, Nashville, TN 37208.

Subject to all maters of record affecting the premises.

This property was never the marital residence of the grantor herein named.

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17 day of March, 2020.

Mason Gaston Luplow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, Mason Gaston Luplow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 2020.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17 day of March, 2020.

Notary Public

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022