2020-313

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6175

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 375596 DEEDQC
03/20/2020 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200320-0031039

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2020.

Notary Public
My Commission Expires: 11-03-2020

ATTORNEYS AT LAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chandelier Deveopment Inc., P.O.Box 120024 Nashville,TN 37212	New Owner	104-13-0M-002.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, AJ, LLC, a Tennessee Limited Liability Company, ("Grantor") do/does hereby quitclaim and convey unto Chandelier Development, Inc., a Tennessee Corporation ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Brighton Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180227-0018341, in the Register's Office for Davidson County,

202003200031039

Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Quitclaim Deed from Mark A. Larimore and wife, Nancy Sherilyn Fain Larimore to AJ, LLC, a Tennessee Limited Liability Company, as recorded on the 27th day of February, 2018 in Instrument No. 20180227-0018343; part of Warranty Deed from James Timothy Crenshaw and wife, Linda Crenshaw to Mark Larimore and spouse, Nancy Larimore, and AJ, LLC, a Tennessee limited liability company, as recorded on the 27th day of February, 2018 in Instrument No. 20180227-0018340; Quitclaim Deed from Laura S. Crenshaw to James Timothy Crenshaw, as recorded on the 19th day of December, 2013 in Instrument No. 20131219-0128236; Quitclaim Deed from James Timothy Crenshaw to James Timothy Crenshaw and wife, Laura S. Crenshaw, as recorded on the 19th day of May, 2006 in Instrument No. 20060519-0059217 and Warranty Deed from Jimmy Lee Crenshaw and wife, Juanita Rhodes Crenshaw to James Timothy Crenshaw, as recorded on the 3rd day of May, 1989 in Deed Book 7832, Page 160, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3807 Brighton Road, Nashville, TN 37205**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of March, 2020.

GRANTOR:

AJ, LLC, a Tennessee Limited Liability Company

By: _____
Aaron Fitzsimmons, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aaron Fitzsimmons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of March, 2020.

HALEY LARIMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 1+20-0175

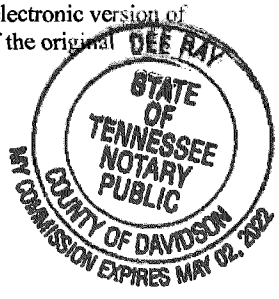
My Commission Expires November 6, 2023

Haley Larimore
Notary Public
My Commission expires: 11-6-23

QUITCLAIM DEED

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public