Karen Johnson Davidson County
Batch# 382010 DEEDQC
04/06/2020 01:52:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200406-0036333

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Virginia D Pitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF April, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CML PROPERTIES, LLC	**SAME**	**043-06-0-268.00**
(NAME) **P. O. BOX 111627**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37222**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO REMISE, RELEASE QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Madison Park, Section 6, as of record in Plat Book 4300, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coordination Plus, LLC by deed from EMC Mortgage of record as Instrument No. 20070501-0052020, dated April 16, 2007, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, a one-half undivided interest, and CML Properties, LLC, a Tennessee Limited Liability Company, a one-half undivided interest, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by quitclaim deed dated February 1, 2008 of record in Instrument No. 20080205-0012128, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 4300, page 58, restrictions of record in Book 4431, page 591, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as a/k/a 500 Singer Drive, Madison, TN 37115
286 BECKLEA DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 2ND day of April, 2020.

COORDINATION PLUS, LLC
A Tennessee Limited Liability Company

Virginia D Pitts

By: VIRGINIA N. PITTS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **VIRGINIA N. PITTS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Chief Manager of **COORDINATION PLUS, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COORDINATION PLUS, LLC,** by herself as such Chief Manager.

WITNESS my hand and seal at office, this 2nd day of April, 2020.

Notary Public: Lee A. Cohen

My Commission Expires: **May 2, 2022**

