THIS INSTRUMENT PREPARED BY:

Greg Oakley, Esq.
2323 21st Ave S Ste 502
Nashville TN 37212

Karen Johnson Davidson County
Batch# 387938 **DEEDQC**
04/20/2020 08:58:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20200420-0040892

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Southern Land Acquisitions, LLC 9460 Chesapeake Dr Brentwood TN 37027	Same as New Owner	060-02-0 008.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GLEN CRUZEN** ("Grantor" herein), does hereby quitclaim transfer, convey, and confirm unto **SOUTHERN LAND ACQUISTIONS, LLC** ("Grantee" herein), its heirs, successors, and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto.

This conveyance is subject to any and all existing easements, restrictions, and other matters of record. 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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 28 day of FEBRUARY, 2020.

By: Glen Cruzen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $10.00.

Affiant

Sworn to and subscribed before me this 28 day of February 2020.

LINDA DEBAUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

Notary Public

My Commission Expires: 07/05/2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Linda DeBaun, a Notary Public of the State and County aforesaid, personally appeared Glen Cruzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained, and that he had the authority to do so.

Witness my hand and seal at Nashville, Tennessee this 28 day of February 2020.

Notary Public

My Commission Expires: 07/05/2021

LINDA DEBAUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Laverne Acres, as of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Glen Cruzen from Allstate Holding Group, LLC, a Nevada limited liability company, by quitclaim deed of record as Instrument No. 20150225-0016179, Register's Office for Davidson County, Tennessee.

This is improved property known as 404 Ewing Drive, Nashville Tennessee 37207.