RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013617

Karen Johnson Davidson County
Batch# 398223 DEEDWARR
05/11/2020 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200511-0048629

2020-380

WARRANTY DEED

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2020.

NOTARY PUBLIC

My commission expires: 5/2/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan Quaintance, Alan Quaintance and Margaret T. Quaintance 3816 Syfert Lane Nashville, TN 37211	CHURCHILL MORTGAGE 1749 MALLORY LN #100 BRENTWOOD TN 37027	148-06-0-101.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($275,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TN HOUSING SOLUTIONS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MORGAN QUAINTANCE, A SINGLE WOMAN AND ALAN PRESTON QUAINTANCE AND MARGARET T. QUAINTANCE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the plan of Murray Heights of record in Book 2663, page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property. Said lot fronts 68.83 feet on the Easterly side of Syfert Lane and runs back 186.6 feet on the northerly line and 193 feet on the southerly line, to a dead line on which measures 80 feet.

Being the same property conveyed to TN Housing Solutions, LLC from Music City Holdings, LLC, by Warranty Deed dated February 13, 2020, and recorded February 20, 2020 in Instrument #20200220-0018855, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, from Amanda Dean, Trustee of The 3816 Syfert Ln Trust, by Warranty Deed dated February 13, 2020, and recorded February 20, 2020 in Instrument #20200220-0018854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Dean, Trustee of the 3816 Syfert Ln Trust, from Pamela A. Perry, by Warranty Deed dated January 16, 2020, and recorded January 16, 2020 in Instrument #20200116-0005873, Register's Office for Davidson County, Tennessee. Being a

portion of the same property conveyed to Pamela A. Perry from Mitchell A. Jenkins, married, and Pamela A. Perry, unmarried, and Cinthia A. Yates, unmarried, by Quitclaim Deed dated May 13, 2015, and recorded July 9, 2015 in Instrument #20150709-0066717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank W. Jenkins and wife, Betty H. Jenkins, from Ridgeview Homes Company by Warranty Deed dated August 18, 1958, and recorded August 21, 1958 in Book 2801, page 393, Register's Office for Davidson County, Tennessee. Frank W. Jenkins having died June 4, 2014 and title having vested in Betty H. Jenkins as surviving tenant by the entirety. Betty H. Jenkins having since died intestate September 8, 2014 and her interest having vested in her hairs at law, Mitchell A. Jenkins, Pamela A. Perry, and Cinthia A. Yates. The said Betty J. Jenkins Estate having been administered in the Probate Court of Davidson County, Tennessee, Docket No. 14P-1524.

The address of the herein described property is believed to be 3816 Syfert Lane, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of May, 2020.

TN HOUSING SOLUTIONS, LLC

BY: Christopher Inkum
ITS: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Christopher Inkum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member for **TN Housing Solutions, LLC**, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Sole Member.

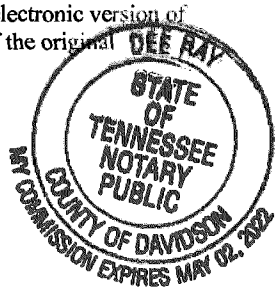
WITNESS my hand and seal, this the 7th day of May, 2020.

DAVIDSON MEMBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/16/22

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