Karen Johnson Davidson County
Batch# 402714 DEEDQC
05/19/2020 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200519-0051974

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of May, 2020.<br><br>Notary Public<br><br>My Commission Expires |

ALICE M. BROHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| William Kenneth Wade<br>P.O. Box 40466<br>Nashville, Tennessee 37204 | SAME | 104 04 0 117.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wade Properties, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more

particularly described on Exhibit A attached hereto and incorporated herein by reference to **William Kenneth Wade**, and his successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** my hand this 14th day of May, 2020.

**Wade Properties, LLC**

**By:** _____
**William Kenneth Wade, Managing Member**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Kenneth Wade, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the managing member of Wade Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that such managing member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its managing member.

WITNESS my hand and seal, at office, this 14th day of May, 2020.

My Commission Expires: _____

ALICE M. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Alice M. Bole
Notary Public

## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Criddle and Scruggs' Subdivision of Lot No. 7 in O.B. Hayes Plan of Large Lots, as of record in Book 57, page 62, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Wade Properties, LLC, a Tennessee limited liability company, by deed from The Estate of Sidney Fleischer, of record as Instrument No. 20170526-0052765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to current year's taxes, which have been assumed by Grantee; matters shown on the Plan of record in Book 57, page 62, said Register's Office; and the rights of any tenants under unrecorded leases.

This is improved property known as 1021 17th Avenue South, Nashville, Tennessee 37212.

## CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

