Karen Johnson Davidson County
Batch# 405808 DEEDQC
05/26/2020 02:31:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200526-0054120

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF April, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-2022

ADDRESS NEW OWNER(S) AS FOLLOWS:
4319 Bedford LLC
2216 Maple Grove Lane
Nashville, TN 37211

SEND TAX BILLS TO:
4319 Bedford LLC
Attn: Richard Epperson
2216 Maple Grove Lane
Nashville, TN 37211

MAP - PARCEL NUMBERS
132-15-58

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 consideration, the receipt of which is hereby acknowledged, we, Richard Epperson and Timothy Causey, do hereby remise, release and quitclaim unto 4319 Bedford LLC, a Tennessee limited liability company, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of South Plaza, as shown on plat of record in Plat Book 5200, Page 289, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard Epperson and Timothy Causey, by Special Warranty Deed dated January 10, 2003 from CNL APF Partners, LP of record as Instrument No. 20030116-0007033, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4319 Sidco Drive, Nashville, TN 37204.

WITNESS my hand this 10 day of April, 2020.

Richard Epperson

Timothy Causey

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Richard Epperson and Timothy Causey, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 10 day of April, 2020.

Notary Public

My Commission Expires:_____

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.

