This Instrument Prepared By: Shannon Franklin at 901 Phillips St, Nashville, TN 37208, USA

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Shannon Franklin, of The Property Sisters, LLC, a Tennessee corporation whose tax mailing address is 901 Phillips St, Nashville, TN 37208, USA, (the "Grantor"), for and in consideration of 0.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Nashville Property Holdings LLC, a Tennessee corporation, whose tax mailing address is 5810 Shelby Oaks Dr, Ste B, Memphis, TN 38134, USA, (the "Grantee") all interest in the following described real estate located in the county of Davidson, State of Tennessee :

Being Lot No. 39 on the plan of Jones and Bradford's Subdivision as of record in Book 161, page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Property Sisters, LLC by Warranty Deed from Stonehorse Real Estate Holdings, a Tennessee Limited Liability Company, dated 01/31/2018, recorded 02/06/2018, of record in Instrument No. 20180206-0011843, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, by Warranty Deed from Tanisha D. Wilson, an unmarried woman, dated 11/30/2017, recorded 12/7/2017, of record in Instrument No. 20171207-0125043 in the Register's Office for Davidson County, Tennessee.

And being the same property previously conveyed to Tanisha Wlson, unmarried by Warranty Deed from Roberta R. Craus, dated 04/27/2001, recorded 05/29/2001 of record in Instrument No. 20010529-0055242, said Register's Office.

The address of the herein described property is believed to be 1011 Sharpe Avenue, Nashville, TN 37206, 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 discrepancy, the legal deceription shall control.

IN WITNESS WHEREOF the Grantor has executed this instrument this 21st day of May, 2020.

Karen Johnson Davidson County
Batch# 407690 DEEDQC
05/29/2020 11:06:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20200529-0055532

The Property Sisters, LLC
Per Shannon Franklin
Shannon Franklin

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Lynn Slusher, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Shannon Franklin of The Property Sisters, LLC, a Tennessee corporation, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

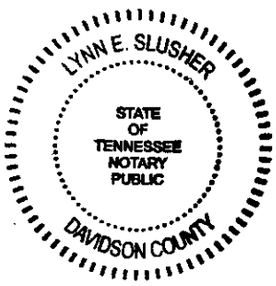
WITNESS my hand and Notarial Seal at office this 21st day of May, 2020.

Lynn E. Slusher

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 5/9/2023



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Shannon Brady
Affiant

Subscribed and sworn before me, this 21st day of May, 2020

Lynn E. Slusher
Notary

my commission expires 5/9/2023

LYNN E. SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $ 22

Mail Tax Notice to: Shannon Franklin, 901 Phillips St, Nashville, TN 37208, USA

Parcel Number: 8301011100