QUITCLAIM DEED

LC-QCD-1614EMERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY, AND RETURN TO:

Rudy & Partners, LLC
Loy Carney, Attorney At Law
608 Shelby Ave, Nashville, TN 37206
615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Pirtle and Ellen Crouch	**John Pirtle and Ellen Crouch**	**072142V00200CO**
(NAME)	(NAME)	
1611 B Cahal Ave.	**1611 B Cahal Ave.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 441703 **DEEDQC**
07/21/2020 02:15:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200721-0080137

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THIRD COAST PROPERTIES, LLC, A Tennessee Limited Liability Company, hereinafter called the Grantor(s),

has/have bargained and sold, and by these presents do/does transfer and convey unto

John Pirtle and Ellen Crouch, as Tenants In Common With Rights Of Survivorship, hereinafter called the Grantee(s),

his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, Being Unit No. 1611B as shown in the Declaration of Covenants, Conditions and Restrictions for 1611 CAHAL AVENUE, A Horizontal Property Regieme with Private Elements, of record in Instrument No. 20180119-0005927, Register's Office for Davidson County Tennessee.

Being part of the same property conveyed to the herein named Grantor of record in 20180119-0005925, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1611 B Cahal Ave., Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 20 day of July, 2020.

Third Coast Properties, LLC

Anita Pirtle, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA PIRTLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of THIRD COAST PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 day of July, 2020.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024