LG-0115

Prepared By and
After Recording Return To

J. Timothy Bak
21 E. State St.
Media, Pennsylvania
19063

Karen Johnson Davidson County
Batch# 445032 DEEDQC
07/28/2020 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200728-0082940

Space Above This Line for Recorder's Use

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars ($0.00) to the Grantor known as:

Tommy A. Conner, a married individual, residing at 2817 West End Ave., # 126-455, Nashville, Tennessee, 37203-1453.

the undersigned hereby conveys and quitclaims to:

2400 Brittany LLC with a principal office address located at 2817 West End Ave., # 126-455, Nashville, Tennessee, 37203-1453 (hereinafter called the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 301 of Section 4, Fortland Park Subdivision, as of record in Book 5200, Page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Frank Griffin Hurd and Christopher Steven Hurd, as joint tenants with right of survivorship by Warranty deed from Auction Prize, LLC of record in Instrument No. 20150303-0018663 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015 and Affidavit of Scrivener' s Error recorded on March 11, 2015 in Instrument No. 20150311-0020880.

Being the same property conveyed to Tommy A. Conner, a married man, by Warranty Deed From Frank Griffin Hurd, a married man and Christopher Steven Hurd a married man, dated June 16, 2020, recorded June 22, 2020, in Instrument Number 20200622-0066806, in the Register's Office of Davidson County, Tennessee.

Being also known as 2400 Brittany Drive, Nashville, Tennessee 37206.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 777, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 6336, Page 949, Register's Office for Davidson County, Tennessee.

Grantor's Signature _____ Date July 24 2020

Print Name: Tommy A. Conner

Address: 2817 West End Ave., # 126-455, Nashville, Tennessee, 37203-1453

State of Tennessee

County of Davidson

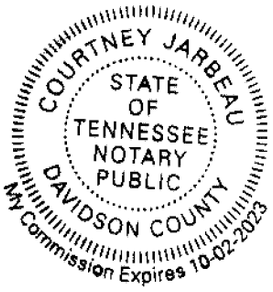
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMY A. CONNER whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of July, 2020.

_____ **(SEAL)**

Notary Public

My Commission Expires: 10-02-2023



I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

TOMMY A. CONNER

Affiant's Signature _____

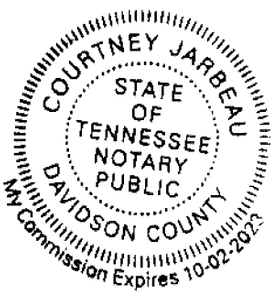
State of Tennessee

County of Davidson

Subscribed and sworn before me this 24 day of July, 2020.

_____

Notary Public



Map and Parcel: 083-11-0-188.00

Please Send Tax Bill To:

2817 West End Ave., # 126-455,
Nashville, Tennessee, 37203-1453

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022