Karen Johnson Davidson County
Batch# 456628 DEEDQC
08/13/2020 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200813-0090918

**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Justin Thomas Scalise<br>Angela Delight Shields<br>1008 2nd Avenue South<br>Nashville, Tennessee 37210 | DAS Acquisition Company<br>12140 Woodcrest Executive<br>Ste 150<br>St. Louis, MO 63141 | 093-15-0-818.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Justin Scalise, an unmarried man,** by these presents does hereby quitclaim and convey unto **Justin Thomas Scalise, a single man, and Angela Delight Shields, a single woman, as tenants in common with right of survivorship,** their heirs, successors and assigns, his rights, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being the Southwest part of Lot No. 5 on the Map of the University Plan of Lots of record in Plat Book U, Page 212, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Beginning on the Western margin of Market Street at John Thompson's Northwest Corner, running thence Eastwardly with said Thompson's North line 90 feet, more or less; to the dividing alley between Market and Lafayette Streets; thence Northwardly with said alley 30 feet, more or less, to Bowers Alley; thence along said last mentioned alley, Westwardly 90 feet to Market Street; and thence Southwardly with said Street, 30 feet to the Place of Beginning.**

**Being the same property conveyed to Capital Invest, LLC, a limited liability company by Warranty deed from Tim Foreman, a Single man of record in Instrument No. 20160519-0050362, Register's Office for Davidson County, Tennessee, dated May 11, 2016 and recorded on May 19, 2016.**

**Being the same property conveyed to Justin Scalise, a married man, by Warranty deed from Capital Invest, LLC, a Limited Liability Company, of record in Instrument No. 20191105-0114308, Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 5, 2019.**

**Being also known as 1008 2nd Avenue South, Nashville, Tennessee 37210**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 12th day of August, 2020.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this____ day of August, 2020.

**Justin Scalise**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Justin Scalise,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12th day of August, 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024



202008130090918

# 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