This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 458249 DEEDQC
08/17/2020 10:48:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200817-0091860

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Curb Appeal Development LLC, Series 1 310 Summit Ave. Summit, NJ 07901-2218	SAME	082 09 0 013.00

We, **KATHERINE GATWARD AND RICHARD GATWARD, HUSBAND AND WIFE**, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **CURB APPEAL DEVELOPMENT LLC, Series 1,** a Tennessee limited liability company, in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed by Warranty Deed to Katherine Gatward and Richard Gatward, husband and wife, of record in Instrument No. 20200414-0039043, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1311 7th Avenue North, Nashville, TN 37208.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of May, 2020.

Katherine Gatward

Richard Gatward

STATE OF Georgia
COUNTY OF Glynn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Gatward and Richard Gatward, 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 seal on this 30th day of May, 2020.

SHAWN ARWOOD NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 3rd, 2020 GLYNN COUNTY, GEORGIA

Notary Public

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14th day of aug., 2020.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May, 2 2022

Kathy Snider
Notary Public

2