Karen Johnson Davidson County
Batch# 464885 DEEDQC
08/27/2020 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200827-0097044

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-325

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Unity Properties Nashville, LLC	Same as Owner	081-07-0-522.00
(NAME) 5424 Belle Forge Lane #1544	(NAME)	
(ADDRESS) Antioch, Tennessee 37011	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DEBORAH BRANDON**, unmarried, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **UNITY PROPERTIES NASHVILLE, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, all of Grantor's right title and interest in certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 14 the plan of subdivision of Lot No. 1 in the Woodard Property, called Maple Grove Plan, of record in Book 57, Page 83, Register's Office, Davidson County, Tennessee. Said Lot No. 14 fronts 33-1/3 feet on the northerly side of Buchanan Street, formerly Hydes' Ferry Pike, and runs back between parallel lines 153 feet and 5 inches to an alley.

Being a portion of the same property conveyed to Deborah Brandon by Quitclaim Deed from Monique Swygert, dated August 13, 2011, and recorded in Instrument No. 20131015-0107552, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 1004 Buchanan Street, Nashville, TN 37208.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed effective as of August 1, 2020.

GRANTOR:

Deborah Brandon

STATE OF TENNESSEE)

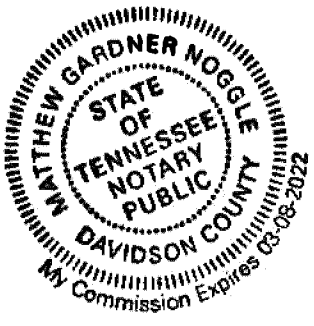
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Deborah Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 1 day of August, 2020.

Notary Public

My Commission Expires: 3/8/2022



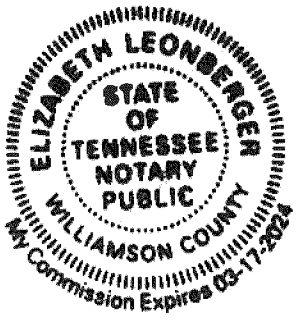
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3·17·2024