Karen Johnson Davidson County
Batch# 490763 DEEDQC
10/07/2020 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201007-0116073

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20201454R

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 1st day of Oct, 2020

NOTARY PUBLIC

My Commission Expires: 5/18/24

NEW OWNER:

William J. Montgomery
5202 Shenandoah Ct.
Nashville, TN, 37220

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

091-01-0-081

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, M & L Enterprises, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to William J. Montgomery, unmarried (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Subdivision of Lot 3, West Nashville Annex of record in Plat Book 4175, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 55 feet in the Easterly Side of 23rd Street and extends back 120 feet on the Northerly Line and 172.88 feet on the Southerly Line to a dead line and measures 76.7 feet thereon.

Being the same property conveyed to M & L Enterprises, LLC, a Tennessee limited liaiblity company by Quitclaim deed from William J. Montgomery, married, of record in Instrument No. 20171116-0117969 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 16, 2017.

Being also known as 720 23rd St. Nashville, Tennessee 37209.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 1ST day of OCT, 2020.

GRANTOR:

William J. Montgomery

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

LIMITED LIABLILTY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, William J. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of M & L Enterprises, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 1ST day of ~~September~~ OCTOBER, 2020.

My Commission Expires: 6/18/24

Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023