This instrument prepared by:

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

File No. 20201453R

Karen Johnson Davidson County
Batch# 490812 DEEDQC
10/07/2020 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201007-0116136

The actual consideration is $0.00.

NEW OWNER:

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

AFFIANT

Subscribed and sworn to before me this
the 1ST day of OCT, 2020.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

071-16-0-060

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

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, M & L Enterprise, 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, an unmarried man (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Being the Northerly Part of Lot No. 5 on the Williams and Hays Belle View Plan as of record in Book 332, Page 51, Register' s Office for Davidson County, Tennessee, described according to a survey by John Kohl, dated July 25, 1967, as follows:

Beginning at the Northwesterly Corner of said Lot No. 5 and then running in a Southerly direction along Rosedale Avenue 60 feet at a point; thence Easterly 200 feet to Boundary of Lot No. 5; thence Northerly 55 feet to the Northeasterly Corner of Lot No. 5; thence Westerly along the Northerly Boundary line of Lot No. 5, 200 feet to the beginning.

Being the same property conveyed to M & L Enterprise, LLC by Quitclaim deed from William Montgomery, an unmarried man of record in Instrument No. 20181205-0118553 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on December 05, 2018.

Being also known as 1409 Rosedale Avenue Nashville, Tennessee 37208.

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:
M & L Enterprises, LLC, a Tennessee limited liability company

BY: William J. Montgomery
ITS: Member

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	)	**LIMITED LIABLILTY COMPANY ACKNOWLEDGEMENT**
	)	
COUNTY OF WILLIAMSON	)	

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. BAR

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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