QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 499375 DEEDQC
10/20/2020 02:22:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201020-0122186

J-SB-AF-20-407

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF October, 2020

Notary Public

MY COMMISSION EXPIRES: 9/24/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Magi Group, LLC	**New Owner**	
(NAME)	(NAME)	**105-07-0-387.00**
202 Long Valley Rd.,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN LEWIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of C.M. and J.C. Ferris Plan of Lot. 1 Mallory of record in Plat Book 161, Page 13, 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 to Magi Group, LLC, a Tennessee limited liability company by Warranty deed from Craig Medlin and Forrest Medlin of record in Instrument No. 20081223-0122448 Register's Office for Davidson County, Tennessee, dated December 19, 2008 and recorded on December 23, 2008.

Being the same property conveyed to Magi Group, LLC, a Tennessee limited liability company by Quitclaim deed from Fred UPP of record in Instrument No. 20090511-0042987 Register's Office for Davidson County, Tennessee, dated January 16, 2009 and recorded on May 11, 2009.

Being the same property conveyed to Sean Lewis, married by Quitclaim deed from Magi Group, LLC, a Tennessee limited liability company of record in Instrument No. 20180926-0095230 Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on September 26, 2018.

**Said property is not the primary residence of the Grantor.

This is **improved** property known as: **407 Mallory Street, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 19 day of October, 2020.

Sean Lewis by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SEAN LEWIS, and who acknowledged he/she/they executed the same as the free act and deed of the said SEAN LEWIS.

Witness my hand and official seal, this the 19th of October, 2020.

Notary Public
My Commission Expires: 9/24/2024
(SEAL)

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212