Karen Johnson Davidson County
Batch# 505375 DEEDQC
10/30/2020 01:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201030-0127049

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Bequette	**Same as Owner**	**072-07-0-184**
615 Main Street, Suite 120		
Nashville, TN 37206		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Brian Gerald Bequette,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Cincuinta LLC, a Tennessee limited liability company** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee. Being Lot No. 17 of the Young Heirs' subdivision, in the 11th Civil District, not of record, and described according to a plat of said subdivision made by Harvey Gee, Surveyor, March 29, 1949, as follows:

Beginning at a point in the northerly margin of Huffine Street, the common corner of Lot Nos. 16 and 17; thence with the line between said lots northerly 186.6 feet to a point; thence easterly 75 feet to the northwest corner of Lot No. 19 of said plan, in the south line of Lot No. 20; thence with the line of Lots 19 and 18 southerly 188.1 feet to the northerly margin of Huffine Street; thence with the margin of said street westerly 75 feet to the beginning.

Being the same property conveyed to Brian Geral Bequette, a married man, by deed from Timothy D. Schultz and Tammie L. Schultz, filed for record on July 28, 2020 as Instrument No. 20200728-0082655, in the Official Records of Davidson County, Tennessee. There was a typo in the Grantee's name, his correct name is Brian Gerald Bequette.

This is improved property known as: 1407 Huffine Street, Nashville, TN 37216

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared from information provided by the last Warranty Deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th **day of October 2020.**

Brian Gerald Bequette,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Brian Gerald Bequette** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th **day of October 2020.**

NOTARY PUBLIC
My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

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 20th day of October 2020.

NOTARY PUBLIC
My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Certificate of Authenticity

I, Robert L. Scruggs, 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

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.