Karen Johnson Davidson County
Batch# 505379 DEEDQC
10/30/2020 01:56:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201030-0127054

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 **615 Main Street, Suite 120** **Nashville, TN 37206**	**Same as Owner**	**042-16-0-122.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Cincuinta, LLC, a Tennessee limited liability company**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Brian Bequette** 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. 21 on the Plan of Blair Heights, Section IV, as of record in Book 2331, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is here by made for a more complete description thereof.

Being the same property conveyed to Cincuinta, LLC, a Tennessee limited liability company, by Quitclaim Deed from Brian Bequette, filed for record on December 13, 2019 as Instrument No. 20191213-0128928, in the Official Records of Davidson County, Tennessee.

Property Address: 215 Donna Drive, Madison, TN 37115

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.**

Cincuinta, LLC

By: _____
Brian Bequette, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brian Bequette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member of Cincuinta, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as **Member**.

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

My Commission Expires: _____

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

NOTARY PUBLIC

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

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

My Commission Expires:

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.