Name and Address of New Owner:
Michael D. Glenn and Michael R. Glenn
42 Jones Circle
Old Hickory, TN 37138

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 508449 DEEDQC
11/03/2020 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201103-0128700

Map & Parcel No: 081-11-0-511

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1620 14th Ave North, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Michael D. Glenn Jr. and Michael R. Glenn, husband and wife, as joint tenants,** "the Grantees," the following described real estate in Davidson County,

Tennessee:

> Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 202 on the Plan of D. T. McGavock, Wetmore and Others Second Addition to Nashville, called the addition to the Town of McGavock as of record in Plat Book 21, Page 41, 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 part of said Lot fronts 50 feet on the Easterly Side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.
>
> This is the same legal description as the previous conveyance.
>
> Being the same property conveyed to Michael D. Glenn and Michael R. Glenn, a married couple, and 1620 14th Ave North, LLC, as joint tenants with rights of survivorship, of record in Instrument No. 20191030-01112497, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as: 1620 14th Avenue North, Nashville, TN 37208.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 29th day of October, 2020.

_____(SEAL)
1620 14th Ave North, LLC

STATE OF TENNESSEE)
) By: Michael D. glenn, Jr., Authorized Member
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. * Michael D. glenn, Jr., Authorized Member of 1620 14th Ave North, LLC

WITNESS my hand and official seal this 29th day of October, 2020.

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

Taylor Anderson
Notary Public
My commission expires: 07-03-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
29th day of October, 2020.

Notary Public
My commission expires: 9/2/2024

File # 2020-296

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

