Karen Johnson Davidson County
Batch# 537169 DEEDQC
12/17/2020 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201217-0149551

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

George S. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of December, 2020.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
404 KC Properties LLC	New Owner	052-05-0-262.00
404 KC Court		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **George S. Lee,** "the Grantor," by these presents does hereby quitclaim and convey unto **404 KC Properties LLC, a Tennessee Limited Liability Company,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Section 2-Resubdivision 'Reserved Parcel' Montague Subdivision, of record in Plat Book 7900, Page 321, recorded November 8, 1991, 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 a portion of the same property conveyed to Knights of Columbus, Mental Retardation Foundation of Tennessee, by Warranty Deed from James B. Wynn and wife, Genell M. Wynn of record in Book 8167, Page 113 Register's Office for Davidson County, Tennessee, dated August 02, 1990 and recorded on August 03, 1990.

Being a portion of the same property conveyed to Special Housing Services, Inc. by Quitclaim Deed from Knights of Columbus Mental Retardation Foundation of Tenn., Inc. of record in Book 8416, Page 701 Register's Office for Davidson County , Tennessee, dated August 07, 1991, recorded on August 08, 1991, corrected in Quitclaim Deed in Book 8436, Page 744, further Corrected in Quitclaim Deed in Book 8439, Page 332.

Being a portion of the same property conveyed to George S. Lee by Foreclosure Commissioner/Substitute Trustee's Deed from Thomas Kelly Derryberry, Attorney and Foreclosure Commissioner/Substitute Trustee, of record in Instrument No.**20201210-0144040** Register's Office for Davidson County, Tennessee, dated December 1, 2020 and recorded on December **10**, 2020.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 1st day of December, 2020.

George S. Lee

George S. Lee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **George S. Lee,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville Tennessee this the 1st day of December, 2020.

My commission expires:

7-5-2021

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON