Karen Johnson Davidson County
Batch# 553759 DEEDQC
01/13/2021 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210113-0006050

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Sovereign Investments, LLC 3808 Hydes Ferry Rd. Nashville, TN 37218-2646
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	08114004600

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Debbi Howard, unmarried** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Sovereign Investments, LLC, a Tennessee limited liability company** (herein "Grantee"), all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 30 ON THE PLAN OF E.T. HOLMAN'S SUBDIVISION OF LOTS 41, 42, AND 43 IN BOYD MCNAIRY'S PLAN, OF RECORD IN BOOK 161, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NATHANIEL CLAYBROOKS, JR., UNMARRIED, AND DEBBI HOWARD, UNMARRIED, FROM NICK DORROLL, MARRIED, BY WARRANTY DEED RECORDED ON October 27, 2014, OF RECORD IN INSTRUMENT NO. 20141027-0098866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SOVEREIGN INVESTMENTS, LLC, FROM NATHANIEL CLAYBROOKS, JR., BY QUITCLAIM DEED RECORDED ON February 15, 2017, OF RECORD IN INSTRUMENT NO. 20170215-0015590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property has a common address of 2412 Scovel Street, Nashville, TN 37208

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of January 2020.

Debbi Howard

Debbi Howard

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 **Debbi Howard**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of January 2021.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 11th day of January 2021.

Notary Public
My Commission Expires _____

KIMBERLY J. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 2, 2022

File No. 2101-006

202101130006050

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022