Karen Johnson Davidson County
Batch# 595546 DEEDQC
03/19/2021 10:05:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210319-0036565

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 17th day of March, 2021. _____ Notary Public My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: William D. Priester and Marsha L. Priester 2617 Sunset Place Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104-15-0-103.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sequoyah Real Estate Investment LLC, a Tennessee limited liablity compnay** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **William D. Priester and Marsha L. Priester, husband and wife**, their heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 18 on the Plan of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No.18 fronts 50 feet on the southerly side of Sunset place, (formerly Turner Avenue) and runs back between parallel lines 160.5 feet to the northerly line of Lot No. 11.

Being the same property conveyed to Sequoyah Real Estate Investment LLC, a Tennessee limited liablity compnay by Warranty Deed from Phillip F. Smith and Kelly K Smith, husband and wife, dated October 5, 2018 and recorded October 9, 2018 and of record in Instrument No. 20181009-0099848, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2617 Sunset Place, Nashville, TN 37212**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2021.

Sequoyah Real Estate Investment LLC

By: **Marsha L. Priester**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Marsha L. Priester**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of **Sequoyah Real Estate Investment LLC, a Tennessee limited liablity compnay,** the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at Office, this 17th day of March, 2021.

Notary Public

My Commission Expires: _____

