THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 597931 DEEDQC
03/23/2021 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210323-0038112

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Mark Anthony Douglas, Jr. 356 Kingview Drive Nashville, TN 37218	Owner	058-16-0-129

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Crestwood Property, LLC**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **Mark Anthony Douglas, Jr.**, hereinafter called the Grantee(s), their heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 138**, on the Plan of Section 4-A, Haynes Park, of record in Plat Book 4860, Page 39, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mark Anthony Douglas Jr., a single man, by Warranty Deed from David Birchett and wife, Paula Birchett, of record on March 9, 2016, at Instrument No. 20160309-0022472, Davidson County Register of Deeds. Further being the same property conveyed to Crestwood Property, LLC, by Quitclaim Deed from Mark Anthony Douglas, Jr., a single man, of record on February 12, 2018, at Instrument No. 20180212-0013685, Davidson County Register of Deeds.

This is property commonly known as 356 Kingview Drive, Nashville, TN 37218.

Witness the hand of the Grantor's authorized representative, this 18 day of March, 2021:

Crestwood Property, LLC

By: x _____

Name: Mark Anthony Douglas

Title: Sole Member

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Anthony Douglas (Print Signor's Name), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Sole Member (Print Signor's Title) of **Crestwood Property, LLC** the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Crestwood Property, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 18 day of March, **2021**:

_____
NOTARY PUBLIC

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 DAY OF **March, 2021**:

_____
Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY