Karen Johnson Davidson County
Batch# 657042 DEEDQC
06/15/2021 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210615-0080694

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon H. Downs	**Same**	**092-12-0-002.00**
(NAME)	(NAME)	
P.O. Box 32		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

H & W INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

BRANDON H. DOWNS ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF SUBDIVISION OF POWER PROPERTY OF RECORD IN PLAT BOOK 421, PAGE 65, 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 THE SAME PROPERTY CONVEYED TO H&W INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM VENTURE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM NANCY CHERYL RYANS, A MARRIED WOMAN OF RECORD IN INSTRUMENT NO. 20210107-0003373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1821 Pearl Street. Nashville, Tennessee 37203**

Witness our hands this the 9th day of June, 2021.

H & W INVESTMENTS, LLC:

BY: BRANDON DOWNS
ITS: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of June 2021, before me personally appeared **BRANDON DOWNS,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member for **H & W INVESTMENTS, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of June, 2021.

Notary Public

My Commission Expires: 5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY