Karen Johnson Davidson County
Batch# 672822 DEEDQC
07/08/2021 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210708-0092015

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Jennifer Downs	Jennifer Downs	092-12-0-005.00
1815 Pearl Street	1815 Pearl Street	
Nashville, TN 37203	Nashville, TN 37203	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **H&W Investments, LLC A Tennessee Limited Liability Company**, hereinafter referred to as the "GRANTOR" and **Jennifer Downs, a married woman**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **H&W Investments, LLC A Tennessee Limited Liability Company**, has this day quitclaimed unto **Jennifer Downs, a married woman ,** any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Being the westerly 30 feet of Lot No. 9 and the easterly 10 feet of Lot No. 10, on the Map of Power Property (erroneously referred to as Powell Property in prior deeds of record), of record in Book 421, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said parts of said Lots adjoin and front together 40 feet on the southerly side of Pearl Street and run back between lines 150 feet to an alley.

Being the same property conveyed to H&W Investments, LLC., by Warranty Deed from William B. Lawrence, a married man and Harry E. Lawrence, a married man and Frederick S. Lawrence a married man, dated 11/03/2020 and recorded 11/06/2020 in Instrument No. 20201106-0130405, Register's Office for Davidson County, Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 2nd day of July, 2021.

Brandon Downs, as sole member of
H&W Investments, LLC

STATE OF TN
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a notary public of said county and state, Brandon Downs, Authorized Agent for H&W Investments LLC, the within named bargainor, with whom I am personally acquainted or who was proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained as Authorized Agent of said Limited Liability Company and acknowledged that he/she had the full authority to do so.

Witness my hand and official seal at Davidson County, Tennessee this 6th day of July, 2021.

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration 9/20/2021

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 6th day of July, 2021.

My commission expires: 9/20/2021

Notary public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

True Copy Certification

I, **Chasity Petty**, 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 on July 6, 2021, and authenticated on July 7, 2021, according to law.

Chasity Petty

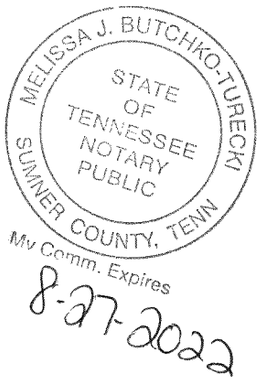
Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Chasity Petty,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal this 7th day of July, 2021.

Melissa J. Butchko-Turecki
My Commission Expires: **8/27/2022**



SEAL