Karen Johnson Davidson County
Batch# 712959 DEEDQC
09/10/2021 01:34:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210910-0121657

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 10 day of Sept 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Courtney, Llc	New Owner	069-12-0-072.00
4853 Eatons Creek Road		
Nashville, TN 37218		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herman Marks**, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Courtney, LlC, a Tennessee limited liability company,** hereinafter referred to as Grantee(s), the Grantees' heirs, successors, and/or assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the unrecorded plan of the Brattonview Subdivision at Bordeaux, Tennessee, described according to a copy of a survey thereof made August 14, 1936, by Erle Drake, County Surveyor, as follows:

Beginning in the southeasterly margin of Courtney Avenue, the common corner of Lots Nos. 6 and 14; thence with the line between Lots 14, 6, 5 and 4 southeastwardly 329.5 feet to the common corner of Lots Nos. 7, 8, 13 and 14; thence with the line between the last mentioned lots northwestwardly 338 feet to the southeasterly margin of Courtney Avenue; thence with the margin of the same southwestwardly 100 feet to the point of beginning.

Being the same property conveyed to Herman Marks, an unmarried man, by Warranty Deed from Molly A. Bond, Sole Trustee of The Johnnie C. Bond, Jr. and Molly A. Bond Living Trust, u/t/a March 2009 dated August 5, 2020 of record as Instrument No. 20200807-0088027, Register's Office for Davidson County, Tennessee.

This property is improved property known as **2108 Courtney Avenue, Nashville, TN 37218.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

WITNESS my hand this the 10th day of September 2021.

Herman Marks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Herman Marks,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 9th day of September, 2021.

Notary Public

My Commission expires: 6-17-2024

