Karen Johnson Davidson County
Batch# 731315 DEEDQC
10/07/2021 09:59:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211007-0134756

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Montcrest Gold, LLC 3509 B Wrenwood Drive Nashville, TN 37205	Same	144-15-0-025.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **JOSH SHAPIRO, MARRIED** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **MONTCREST GOLD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 47 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 47 fronts 157 feet on the northerly margin of Montcrest Drive and extends back 508.9 feet on the easterly side and 397.3 feet on the westerly side to a dead line in the rear measuring 255 feet.

Being the same property conveyed to Josh Shapiro, Married by Warranty Deed from Jay Y. Phillips and wife, Latricia R. Phillips, recorded on the 30th day of September, 2021 of record in Instrument No. 20210930-0131528, Register's Office for Davidson County, Tennessee.

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

This property was never the marital residence of the Grantor herein named.

This is improved property is known as 6113 Montcrest Drive, Nashville, TN 37215

Witness my hand this 1st day of October, 2021

JOSH SHAPIRO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Shapiro, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 20____.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2021.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public