Quitclaim Deed

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this theb5th day of January, 2022.

Notary Public
My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 785638 DEEDQC
01/10/2022 08:07:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220110-0002366

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Daphne Stowe 3740 Hydes Ferry Road Nashville, TN 37218	NEW OWNER	93-13-0345.00

KNOW ALL MEN BY THESE PRESENTS that **Millbaum & Bernstein Series LLC Series**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Daphne Stowe**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No.47 on the Plan of Sigler's Addition to Nashville as of record in Plan Book 1, Page 4, Chancery Court at Nashville, Said part of lot no. 47 fronts 46 feet 7 inches, more or less, on the Southerly side of Hawkins Street and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to Millbaum & Bernstein Series LLC Series from Reginald U. Burney by Special Warranty Deed dated January 4, 2017 and recorded January 4, 2017 in Instrument #20170104-0000995, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1401 Hawkins Street, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 5th day of January, 2022.

Millbaum & Bernstein Series LLC Series
By: Daphne Stowe, Sole Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Daphne Stowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of Millbaum & Bernstein Series LLC Series. the within named bargainor, a limited liability company, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and seal this 5th day of January, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

