Karen Johnson Davidson County
Batch# 834012 DEEDQC
04/04/2022 02:51:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220404-0038890

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title Ref: (DW) Title No.: 62445
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Springsteen Shannon Springsteen 1709 Stonewater Dr. Hermitage, TN 37076-3589	Studio Bank 124 12th Ave S. Ste 400 Nashville TN 37203

TAX MAP PARCEL NUMBERS: 135120E03200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **First Choice Investments, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **David Springsteen and Shannon Springsteen, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of Nashboro Village at Fairway Pointe, Tract 21, Phase One, of record in Book 4660, page 159, amended by Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20031118-0168332, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Springsteen by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee, dated October 31, 2016 and recorded on December 16, 2016, of record in Instrument No. 20161216-0132076, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 23, 2017, recorded April 26, 2017, of record in Instrument No. 20170426-0040895, said Register's Office, subject property was conveyed to First Choice Investments, LLC, a Tennessee limited liability company.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as 2232 Nashboro Boulevard, Nashville, TN 37217

WITNESS THE EXECUTION HEREOF this 1st day of April, 2022.

First Choice Investments, LLC,
a Tennessee limited liability company

By: _____
David Springsteen, Member

_____
Shannon Springsteen, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared DAVID SPRINGSTEEN and SHANNON SPRINGSTEEN, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged and were identified as the sole members of FIRST CHOICE INVESTMENTS, LLC, a Tennessee limited liability company, and the within named Grantor, and the execution of the foregoing instrument as such members for the purposes therein contained, by signing in the name of the limited liability company as such members.

Witness my hand and official seal on April 1st, 2022.

_____
Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00.

_____
Affiant

Sworn and subscribed before me this 1st day of April, 2022.

_____
Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024