Davidson County DEEDQC
Recvd: 06/19/15 13:35 3 pgs
Fees:17.00 Taxes:0.00
20150619-0058967

QUITCLAIM DEED

This deed is being recorded to correct the erroneous conveyance of additional lands not intended to be conveyed by Triad Construction, LLC to Charles A. Hobbs, Jennifer L. Hobbs and Richard R. Teising, in Instrument No. 20140527-0045286, Davidson County Registry, wherein Lot 1 of Duluth Vernon Subdivision, Instrument No. 20011030-0118204 was conveyed instead of Lot 1 of the Resubdivision of Lot 1 Duluth Vernon Subdivision, Instrument No. 20140127-0007113 and as subsequently conveyed in Quitclaim Deeds recorded Instrument Nos. 20150528-0048812 and 20150528-0048813, in said Register's Office.

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Quitclaim Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

Ashley Bouslog
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/19/18

ADDRESS OF NEW OWNER:
Triad Construction LLC
8000 East Chase Ct
Nashville TN 37221

SEND TAX BILLS TO:
Triad Construction LLC
8000 East Chase Ct
Nashville TN 37221

PARCEL:
091 05 0 161.00

THIS INSTRUMENT made and entered into on this the 19th day of June, 2015, by and between AJH HOLDING, LLC, a Tennessee limited liability company, Grantor, and TRIAD CONSTRUCTION, LLC, a Tennessee limited liability company, Grantee.

WITNESSETH:

THAT, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby transfer, convey, and quitclaim unto the Grantee, its successors and/or assigns assigns, all of its rights, title and interest, including any conditions, covenants, agreements, reservations, in and to the following described parcel of real property situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Final Plat-Resubdivision of Lot #1, Duluth Vernon Subdivision of record in Instrument No. 20140127-0007113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same real estate conveyed to Triad Construction, LLC by deed filed for record November 14, 2007 in Instrument No. 20071114-0133349, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Grantor has hereunto set its signature the day and date first above written.

Charles A Hobbs
President

AJH HOLDING, LLC, a Tennessee
Limited liability company

By: _____
Name: JENNIFER L. HOBBS
Title: SECRETARY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Polly E. Lavit, a notary public of the state and county aforesaid, personally appeared Charles A Hobbs & Jennifer L Hobbs with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be President & Secretary of ~~TRIAD CONSTRUCTION, LLC,~~ * AJH Holding, LLC the within named bargainor, a Tennessee limited liability company, and that said parties as such Pres & Sec, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by said parties as Pres. & Sec.

WITNESS MY HAND and seal, at office, on this the 19th day of June, 2015.

Polly E Lavit
NOTARY PUBLIC

My Commission Expires: 5/8/18

Polly E. Lavit
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Marlo Beazley, 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 and authenticated according to law.

Marlo Beazley
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashley Bouslog a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Bouslog
Notary Signature

My Commission Expires: 2/19/18

