BILL GARRETT, Davidson County
Trans:T20160090059 DEEDQC
Recvd: 10/12/16 13:59 2 pgs
Fees:12.00 Taxes:0.00
20161012-0107969

*PREPARED BY:*
*SIDWELL & BARRETT, P.C.*
*121 First Avenue South, Suite 200*
*Franklin, TN 37064*

**STATE OF TENNESSEE)**
**COUNTY OF** Williamson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 6 day of Dec, 2016.

DONALD R. BARRETT
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

**NOTARY PUBLIC**
My Commission Expires: 8/25/19

**ADDRESS OF NEW OWNER:**
Triad Construction, LLC
108 Duluth Ave
Nashville TN 37209

**SEND TAX BILLS TO:**
Owner

**Map/Parcel 091-05 0 161.00**

**QUITCLAIM DEED**

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Andrew Hobbs and Jennifer L. Hobbs, ("Grantor")** do hereby quitclaim and convey all of her right title and interest in the below property to **Triad Construction, LLC, a Tennessee limited liability company,** ("Grantee") their successors and/or assigns the following described parcel of land in **Davidson County**, Tennessee:

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

Being part of the same property conveyed to Charles Andrew Hobbs and Jennifer L. Hobbs by deed from Triad Construction, LLC of record in Instrument No. 20140527-0045286 Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit

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any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed on the 28 day of SEPTEMBER 2016.

Charles Andrew Hobbs

Jennifer L. Hobbs

**STATE OF** TN
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Andrew Hobbs and Jennifer L. Hobbs with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of September, 2016.

Notary Public

My Commission Expires: 7/8/19

GAVIN OATLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY