Davidson County	DEEDQC
Recvd: 04/11/17 15:23	2 pgs
Fees:12.00 Taxes:0.00	
20170411-0035470	

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Murray, Russell & Associates, Builders, LLC	Same	43-4A-10.00
116 Secretariat Place		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **RIVER LANDING DEVELOPMENT, LLC,** the grantor herein, does hereby Quitclaim and convey unto the said **MURRAY, RUSSELL & ASSOCIATES, BUILDERS, LLC,** the Grantees herein, its successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being all of Lot 4 on the Final Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument No. 200607280091763, of the register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of said lot.

Being part of the same property conveyed to River Landing Development, LLC by Warranty Deed from Rhoten Development Inc dated 3/6/15 and filed for record on 3/11/15 of record in Inst. No. 201503110020854, said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 700 Keeton Avenue, Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 7th day of April, 2017

Affiant

My commission expires: 4-29-2020

Notary Public

WITNESS, the said Grantor hereunder set its hand and seal this ___ day of _____, 2017.

River Landing Development, LLC

By: _____
Robert L. Russell, Member

By: _____
Kathryn E. Russell, Member

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert L. Russell and Katheryn E. Russell with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be Members of the River Landing Development, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members. being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Robert L. Russell and Katheryn E Russell as such Members.

Witness my hand and official seal at office at Whitehouse, TN on this the 7th day of April 2017.

My Commission Expires: 4-29-2020

Notary Public

CAROL F. REDIKER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

CAROL F. REDIKER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

True Copy Certification

I, Tina M. Gabbard, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Tina M Gabbard
Signature

State of Tennessee

County of Sumner

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

Teresa Lindsey
Notary's Signature

My Commission Expires: 04/19/17

Notary' Seal (if on paper)

