Bill Garrett Davidson County
Batch# 26119 DEEDQC
11/15/2017 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171115-0117531

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of Nov, 2017

Notary Public
MY COMMISSION EXPIRES: 5.2019
(AFFIX SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| The Lux Development Group, LLC | SAME AS NEW OWNER | 086080C009.00CO |
| (NAME) 1312 Central Court | (NAME) | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Wise Group, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), has quitclaimed unto **The Lux Development Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot 9, as shown on the map entitled Final Plat, A Cluster Lot Development, Hermitage Creek, of record in Instrument No. 20150710-0067305, 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 property conveyed to THE WISE GROUP, INC., A TENNESSEE CORPORATION, by deed from INDIA 3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110823-0054986, dated August 19, 2011, said Register's Office.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 5114 Myra Drive, Hermitage, TN 37076.

Witness my hand this 13 day of November, 2017.

The Wise Group, Inc., a Tennessee corporation

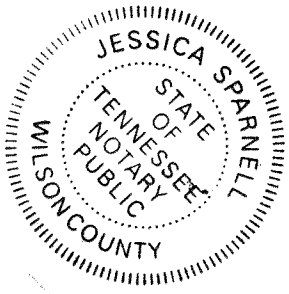
BY: Alan R Wise President
Alan R. Wise, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Alan R. Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of The Wise Group, Inc., the within named bargainor, a corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Wise Group, Inc. as President.

Witness my hand and official seal, at office, on this the 13 day of November, 2017.

Notary Public
My commission expires: 5.20.19



## True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Jessica Sparnell**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

