Bill Garrett Davidson County
Batch# 41095 DEEDQC
12/27/2017 09:45:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171227-0130966

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Southern Ground Builders, LLC	(NAME) NEW OWNER	P/O 73-05
(STREET ADDRESS) 301 Upper Station Camp Creek Rd		
(CITY) (STATE) (ZIP) Gallatin TN 37066	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), 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 **WILLIAM R. HUDSON, A MARRIED MAN AND RICHARD M. SCUDDER, A MARRIED MAN,** Grantor, does hereby quitclaim and convey unto **SOUTHERN GROUND BUILDERS, LLC AND RICHARD M. SCUDDER, A MARRIED MAN, AS TENANTS IN COMMON, EACH OWNING AN UNDIVIDED 50% INTEREST,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in _____Davidson Tennessee, as follows:

Lot Number 2 on the Minor Plat, ADDITION NO. 3, RIVERWOOD HEIGHTS as recorded in Instrument Number 20171013-0105218, R.O.D.C.

Being a portion of the same property conveyed to William R. Hudson, a married man and Richard M. Scudder, a married man by Warranty Deed from Brenda M. Holder and Kimberly D. Gallagher, both unmarried as recorded in Instrument Number 20170405-0033299, R.O.D.C.

This is not the marital residence of either of the Grantors.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

Ref: First Tennessee Bank

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 22nd day of December, 2017.

Affiant

My commission expires: 11-19-19
(Affix Seal)

Notary Public

REBECCA DANYELL SHRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Witness my hand this 22nd day of December, 2017.

William R. Hudson

Richard M. Scudder

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of December, 2017, before me personally appeared William R. Hudson and Richard M. Scudder, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 22nd day of December, 2017.

Notary Public

11-9-19
My Commission Expires:

