Bill Garrett Davidson County
Batch# 49484 DEEDQC
01/22/2018 09:27:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180122-0006173

File No.

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Michael Harrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.
No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Rogers	Same	98-5-188
(NAME) 309 Compass Pt	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE,

1 Public Homes LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Rogers,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND 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 No. 1-A on the Plan of Zone Lot Division, Lot 1- Hunter's Point Subdivision, of record in Book 5200, page 736 as amended in Book 8250, page 372, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee Limited Liability Company by deed from Brock & Scott PLLC, of record in Instrument No 20180122-0006172 , Register's Office for said County.

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.

unimproved ☐

This is improved ☒ property, known as 5102 Hunters Point Lane Hermiage TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____th day of January, 2018.

1 Public Homes LLC

Member

By: Eric Sox, member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Eric Sox, as Member of 1 Public Homes LLC with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member respectively of 1 Public Homes LLC, the within named bargainor, and campany, and that he as such appointed Member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Company, by the Member, as such Member, and attesting the same of the Company, by the said Member as such Member.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 19th, day of January, 2018

NOTARY PUBLIC

My commission expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.