QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 70099 DEEDQC
03/16/2018 09:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180316-0024936



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$00.00

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 13th day of March, 2018

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lake Forest Homes, Inc.	New Owner	Map 164-01-0-A Parcel 045..00 CO
P.O. Box 126		
La Vergne, TN 37086	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **NIR Homes, Inc. , a Tennessee Corporation,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lake Forest Homes, Inc., a Tennessee Corporation** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 34 as shown on the Final Plat, Phase Two, Marhaden Pointe, a Residential PUD Subdivision, as shown of record in Instrument Number 20170324-0028913, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate legal description.

Being part of the same property conveyed to Amnon Shreibman and wife, Ruth Shreibman by Warranty Deed from Kenneth W. Meroney dated March 13, 2015 as shown of record in Instrument Number 20150320-0024202, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to NIR Homes, Inc. by Quitclaim Deed from Amnon Shreibman and Ruth Shreibman dated May 15, 2017 of record in Instrument Number 20170519-0050101, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20170324-0028913, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20060616-0071819, Register's Office for Davidson County, Tennessee.
- Subject to the future Marhaden Pointe Homeowners Association including but not limited to dues, by-laws and/or restrictions

This is unimproved property known as: **Lot 34 Marhaden Point Phase Two, Antioch, TN 37013**

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 December 28, 2017.

NIR Homes, Inc.

By: Amnon Shreibman, President

State of Tennessee)
County of Rutherford)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Amnon Shreibman** 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 **NIR Homes, Inc.,** the within named bargainor, a corporation, and that as such **President** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **NIR Homes, Inc. as President.**

Witness my hand, at office, this 28th day of December, 2017.

Notary Public

My commission expires: 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021