QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 70186 DEEDQC
03/16/2018 11:56:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180316-0025061

State of Tennessee
County of Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 1-3-2022

(AFFIX SEAL)

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map and Parcel
CBCE, LLC	CBCE, LLC	75-9-33.00
(NAME)	(NAME)	
801 Saddle Ridge Drive	801 Saddle Ridge Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Collin Earnhardt, an unmarried man and Jay Lane Earnhardt, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CBCE, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their 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. 116, on the Plan of Hermitage Hills, of record in Book 2900, Pages 48 and 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Collin Earnhardt, an unmarried man and Jay Lane Earnhardt, a married man, by Warranty Deed from Cayce lane Wassell, married, filed for record on September 24, 2015 as Instrument No. 20150925-0097628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3926 Plantation Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hands this 8th day of March, 2018.

Collin Earnhardt

Jay Lane Earnhardt

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me Collin Earnhardt and Jay Lane Earnhardt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of March, 2018.

Notary Public ~~Robert L. Scruggs~~ LCL

My Commission Expires: 1/3/22

File No.: 38646

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022