Bill Garrett Davidson County
Batch# 70912 DEEDQC
03/19/2018 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180319-0025878

This Instrument
Prepared By:

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 440-0545

QUITCLAIM DEED
FOR PURPOSES OF CORRECTION OF LEGAL DESCRIPTION IN PRIOR DEED OF RECORD

FOR AND IN CONSIDERATION 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, **Regal Homes Co., a Tennessee Corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Regal Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its heirs and assigns. A certain tract or parcel of land being the same property conveyed to Regal Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160908-0094630 and corrected by Scrivener's Affidavit of record in Instrument No. 20160923-0100517, in the Register's Office for Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 6001 Pennsylvania Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20160822-0087594, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the dame property conveyed to Regal Homes Co. by deed dated November 18, 2014 from Steve Alan Brown (also known as Steve A. Brown) and wife, Carolyn Gale Brown of record in Instrument No. 20141119-0106778, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 8, 2016 of record in Instrument No. 20160908-0094630, Regal Homes Co., a Tennessee corporation conveyed subject property to Regal Development, LLC, a Tennessee limited liability company. Corrected by Scrivener's Affidavit of record in Instrument No. 20160923-0100517, Register's Office for Davidson County, Tennessee.

Also known as 6001 A Pennsylvania Avenue Nashville, TN 37209.

IN WITNESS WHEREOF, we have hereunto set out hands on this 14 day of March, 2018.

Steve Reigle, President

STATE OF Tn)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath executed the foregoing instrument as the President of Regal Homes Co., for the purposes therein contained.

Witness my hand and seal this 14 day of March, 2018.

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
11-5-19

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Regal Development, LLC 290 Ed Harris Road Ashland City, TN 37015	New Owner	Davidson County 091-06-0Z-001.00

STATE OF Tn)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 14 day of March, 2018.

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:

11-5-19

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

