Bill Garrett Davidson County
Batch# 74508 DEEDQC
03/28/2018 03:21:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180328-0029168

NEW OWNER:
B&H Properties, LLC
612 Stirrup Court
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 18-0005

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
146-4-126.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Bagwell, a married man**, does hereby convey his interest in the below property unto **B&H Properties, LLC, a Tennessee limited liability company**, its heirs and assigns, forever, all of his right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 505, on Plan of Caldwell Hall, Section IX, of record in Book 3300, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 505 fronts 82 feet on the southerly side of Harding Place and extends back 267.55 feet on the easterly line and 312.2 feet on the westerly line, to a deal line in the rear on which it measures 76.3 feet.

Included but expressly excluded from the above description is a tract of land as follows:

Real property located in Nashville and Davidson County, Tennessee, being 4 feet in width, lying south of, adjacent to and parallel with the existing southerly right-of-way of Harding Place as shown on the attached "Right-of-Way Exhibit" included with the Warranty Deed of record as Instrument No. 20130819-0086576, Register's Office for Davidson County, Tennessee. The described tract contains area of 327.4 square feet, more or less.

Being the same property conveyed to Christopher Bagwell, a married man, by Warranty Deed from Lucid Projects, LLC, a Tennessee limited liability company, dated December 14, 2017 and of record in Instrument No. 20180102-0000535, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 691 Harding Place, Nashville, TN 37211.

WITNESS SIGNATURE(S) this 26th day of March, 2018.

Christopher Bagwell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Christopher Bagwell**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of March, 2018.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/06/2021

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 26th day of March, 2018.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/06/2021