Bill Garrett Davidson County
Batch# 115769 DEEDQC
07/12/2018 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180712-0067659

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 5-2019
(AFFIX SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Lux Development Group, LLC	SAME AS NEW OWNER	087100A03400CO
(NAME) 1312 Central Court	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **The Wise Group, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), has quitclaimed unto **The Lux Development Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and/or 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 Number 134 Aarons Cress, a Cluster Lot Development, of record in Instrument Number 20070910-0108427, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being a portion of the property conveyed to Wise Group, Inc., a Tennessee corporation, by deed from Gregory S. Gill, Substitute Trustee of record in Instrument Number 20110523-0039460, said Register's Office. See also Scrivener's Affidavit recorded in Instrument Number 20121218-0116487, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.
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.

This is _X_ improved __ unimproved property known as 605 Pickett Drive, Hermitage, TN 37076.

Witness my hand this 10 day of July, 2018.

The Wise Group, Inc., a Tennessee corporation

BY: Alan R. Wise President
Alan R. Wise, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Alan R. Wise, 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 The Wise Group, Inc., the within named bargainor, a corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Wise Group, Inc. as President.

Witness my hand and official seal, at office, on this the 10 day of July, 2018.

Notary Public
My commission expires: 4-13-22



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

