Karen Y Johnson Davidson County
Batch# 138290 DEEDQC
09/10/2018 10:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180910-0089364

QUITCLAIM DEED

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 9/7/2018.

Notary Public

COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

JULIA A HIRT
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES OCT 9, 2019

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow, 5410 Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Prater Construction, LLC, a Tennessee limited liability company	Prater Construction, LLC, a Tennessee limited liability company	043 04 0A 041.00
(Name) 812 Northstar Court Old Hickory, TN 37138	812 Northstar Court Old Hickory, TN 37138	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Triple Crown Investments, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), hereby quitclaim to **Prater Construction, LLC, a Tennessee limited liability company** his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Being all of Lot No. 41, on the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I, as shown by plat appearing of record in instrument No. 20060918-0115492, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lots.

Being a portion of the same property conveyed to Tacopa Land, L.L.C., a Tennessee Limited Liability Company by Special Warranty Deed from Pinnacle National Bank dated May 27, 2009 and recorded May 28, 2009 as Instrument No. 20090528-0049011, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Robinson Construction Group, LLC by Quitclaim Deed from Tacopa Land, LLC dated November 23, 2010 and recorded November 24, 2010 as Instrument No. 20101124-0094051, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Triple Crown Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Robinson Construction Group, LLC, a Tennessee limited liability company dated January 10, 2012 and recorded January 13, 2012 as Instrument No. 20120113-0003734, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said **Triple Crown Investments, LLC, a Tennessee limited liability company** has hereunto set his/her/their signature, on this, the 7th day of September, 2018

Triple Crown Investments, LLC

BY: _____
Billy Robinson, General Partner

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy Robinson 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 Authorized Agent and is authorized to execute the instrument on behalf of Triple Crown Investments, LLC, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as General Partner.

Witness my hand and official seal, this the 7th of September, 2018.

_____
Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER