Karen Johnson Davidson County
Batch# 197897 DEEDQC
02/22/2019 10:34:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190222-0016178

This Instrument
Prepared By:

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **For King and Country Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of her interest and conveys unto **David Smallbone, a married man**, hereinafter called the Grantee, its 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 Unit No. 14 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, and in Instrument No. 20151117-0116729, said plan being shown on Exhibit B to the amendment in Instrument No. 20150609-0054331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being conveyed to David Thomas Smallbone, married man, by Deed from D223, LLC, a Tennessee limited liability company, dated June 30, 2016, recorded July 5, 2016, and appearing of record in Instrument No. 20160705-0068667, Register's Office for Davidson County, Tennessee.

Being conveyed to For King and Country Properties, LLC, a Tennessee Limited liability Company, by Quitclaim Deed from David Thomas Smallbone, married man, dated December 19, 2018, recorded December 28, 2018, and appearing of record in Instrument No. 20181228-0125693, Register's Office for Davidson County, Tennessee.

**IN WITNESS WHEREOF**, We have hereunto set out hands on this 21 day of February, 2019.

**Joel Smallbone, Member**

**Luke Smallbone, Member**

**David Smallbone, Member**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joel Smallbone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, in his capacity as a Member of For King and Country Properties, LLC executed the foregoing instrument.

Witness my hand and seal this 21 day of February, 2019.

Amber J. Byram
Notary Public

My Commission Expires: 11/20/22

Amber J. Byram
State of Tennessee Notary Public
Williamson County
My Commission Expires 11/20/2022

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Luke Smallbone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, in his capacity as a Member of For King and Country Properties, LLC executed the foregoing instrument.

Witness my hand and seal this 21 day of February, 2019.

Amber J Byram
Notary Public

My Commission Expires: 11/20/22

Amber J. Byram
State of Tennessee Notary Public
Williamson County
My Commission Expires 11/20/2022

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared David Smallbone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, in his capacity as a Member of For King and Country Properties, LLC executed the foregoing instrument.

Witness my hand and seal this 21 day of February, 2019.

Amber J. Byram
Notary Public

My Commission Expires: 11/20/22

Amber J. Byram
State of Tennessee Notary Public
Williamson County
My Commission Expires 11/20/2022

3

## AFFIDAVIT OF CONSIDERATION

| Name and Address of Property Owner: | Person or Entity Responsible For Payment of Property Taxes: | Map & Parcel Number of Property Transferred: |
|---|---|---|
| David Smallbone<br>3745 New Hwy 96W<br>Franklin, TN 37064 | New Owner | Davidson County<br>071-16-0A-014.00-CO |

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

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 21 day of February, 2019.

Notary Public

My Commission Expires:

11/20/22

