QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 230974 DEEDQC
05/16/2019 11:04:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190516-0046258

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 16 day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1 Public Homes, LLC	SAME AS NEW OWNER	14808023500
(NAME) 7051 Highway 70 South #315	(NAME)	
(ADDRESS) Nashville, TN 37221	(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, **Daryl Spicer**, hereinafter called the Grantor(s), has quitclaimed unto **1 Public Homes, LLC**, 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF SECTION NINE, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 48 FRONTS 65.0 FEET ON THE NORTHERLY MARGIN OF LONG BRANCH AND EXTENDS BACK 133.78 FEET ON THE EASTERLY LINE AND 143.68 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 65.75 FEET THEREON. THIS CONVEYANCE IS SUBJECT TO ALL MATTERS OF REORD ON PLAT IN PLAT BOOK 5200, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

Being the same property conveyed to Daryl Spicer by deed from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20190516-0046257 Register's Office of Davidson County, Tennessee.

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 4664 Long Branch, Antioch, TN 37013.

Witness my hand this 16 day of May, 2019.

Daryl Spicer

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daryl Spicer the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of May, 2019.

Notary Public

My Commission Expires: 4-13-22

(SEAL)

