SEND TAX BILLS TO NEW OWNER:

PRIME DEVELOPERS, LLC
9641 LEBANON ROAD
MT. JULIET, TN 37122

Map & Parcel 086120A08800

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 N Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 19-0826

Karen Johnson Davidson County
Batch# 250683 DEEDQC
07/01/2019 11:24:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190701-0063541

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company,** does this day bargain and sell and does hereby quitclaim and convey unto **PRIME DEVELOPERS, LLC, a Tennessee limited liability company,** its successors and assigns, forever, all of its right, title, interest in and to the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land situated in DAVIDSON County, Tennessee, and more particularly described as follows:
>
> Being known and designated as all of Lot No. 88, Section 4, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180117-0004797, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company, by virtue of a Warranty Deed from Earheart Realty & Construction Co., Inc., a Tennessee corporation, dated June 29, 2004, and recorded in Instrument No. 20040630-0077759, as corrected by Scrivener's Affidavit for Warranty Deed to correct the name of the Grantee, of record in Instrument No. 20120416-0032112, both in the Register's Office for Davidson County, Tennessee. Also, being a portion of the same property conveyed to Universal Builders, LLC a Tennessee limited liability company by virtue of a Warranty Deed from Beazer Homes Corp., dated August 8, 2002, and recorded in Instrument No. 20020813-0097714, in the Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS UNIMPROVED PROPERTY.

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized representative, this 26th day of June, 2019.

UNIVERSAL BUILDERS, LLC

By: _____
Robert E. Earheart, Jr., Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBERT E. EARHEART, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **a Member** of **UNIVERSAL BUILDERS, LLC,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office, this 26th day of June, 2019.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

_____
NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

_____
AFFIANT

Sworn to and subscribed to before me this 26th day of June, 2019.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022