Karen Johnson Davidson County
Batch# 263882 DEEDQC
07/30/2019 10:48:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190730-0074909

This Instrument
Prepared By:

Garside & Hunter, PLLC
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, **Regal Homes Co. a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto **Regal Development, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of a tract of 5 acres and 29 poles of land shown on the plan of the Mathew Barrow Lands, as of record in Plan Book 1, Page 118, Chancery Court at Nashville, described according to a survey made by A. J. Wilkinson, Surveyor, as of record in Book 1130, Page 46, in the Register's Office of Davidson County, Tennessee, as follows:

Beginning on the southerly margin of Zollicoffer Street, 100 feet East of the Southeast corner of said street and 31st Avenue North, being the Northeast corner of the property conveyed to Lillian A. Gooch by deed from Flem B. Otey and wife, of record in Book 1555, Page 355, said Register's Office; thence with said street eastwardly 74 feet; thence southwardly 135 feet, more or less, to the northerly margin of said alley; thence with said alley westwardly 74 feet; thence northwardly 135 feet, more or less, to the beginning.

Being a portion of the same property conveyed to Regal Homes Co., A Tennessee Corporation by Warranty deed from Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as fiduciary for the Heirs oat Law of Sylvia Rose Barish: Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, together with Dina Barish (beneficiary under the Will of David Barish) of record in Instrument No. 20190430-0039953 Register's Office for Davidson County, Tennessee.

Being also known as 3013 Batavia Street Nashville, TN 37209.

IN WITNESS WHEREOF, We have hereunto set out hands on this 30 day of July, 2019.

Regal Homes Co.

Steve Reigle, Vice President

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument as Vice President of Regal Homes Co.

Witness my hand and seal this 30th day of July, 2019.

Notary Public

My Commission Expires: 10-10-2020

GLENDA SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-10-2020

2

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Regal Development, LLC 3699 Sweethome Rd Ashland City, TN 37015	New Owner	Davidson County: 092-06-0-300.00

STATE OF TENNESSEE)
COUNTY OF Cheatham)

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 30th day of July, 2019.

Notary Public

GLENDA SANDLIN STATE TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10/10/2020

My Commission Expires:

10-10-2020