QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 265396 DEEDQC
08/01/2019 04:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190801-0076331

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-12-19
(AFFIX SEAL)

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shane Teeters and Amy Teeters	**Owners**	**091-05-0-040.00**
(NAME) **224 Marcia Ave**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MERIDIAN CONSTRUCTION COMPANY, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SHANE TEETERS AND AMY TEETERS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Moss Wood Subdivision of record in Plat Book 2663, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 53 fronts 50 feet on the Westerly side of Ries avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Mangrum Family Revocable Living Trust u/a/d September 26, 2007, Thomas F. Mangrum and Betty J. Mangrum, Trustors and /or Trustees by Quitclaim deed from Thomas F. Mangrum and Betty J. Mangrum of record in Instrument No. 20080812-0082893 Register's Office for Davidson County, Tennessee, dated April 09, 2008 and recorded on August 12, 2008.

Being the same property conveyed to Meridian Construction Company, LLC by Warranty Deed from Rhonda J. West, Successor Trustee of the Mangrum Family Revocable Living Trust u/a/d September 26, 2007, of record in Instrument No. 20190520-0047208, Register's Office for Davidson County, Tennessee dated May 14, 2019 and recorded on May 20, 2019.

This is ( ) **unimproved** (X) **improved** property known as: **705 Ries Avenue, Nashville, TN 37209**
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 29th day of July, 2019.

Meridian Construction Company, LLC

By: Shane Teeters
Its: Chief Managing Member

JON PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Williamson

On this 29th day of July, 2019, before me personally appeared Shane Teeters, with whom I am personally acquainted (or proved himself on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Operating Manager of Meridian Construction Company, LLC, the within named bargainor, a Tennessee limited liability company, and that Shane Teeters as such Chief Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Managing Member.

Witness my hand and official seal, this the 29th day of July, 2019.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

PREPARED BY AND RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive, Suite 200
Franklin, TN 37067

True Copy Certification

I, Jacquelyn Rudolph, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

