Karen Johnson Davidson County
Batch# 296603 DEEDQC
10/07/2019 08:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191007-0102032

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, **William Brown, married, James Brown, married, and Jason Oggs, married, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto **Premier Real Estate Development & Investments Group, 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:

Land in Davidson County, Tennessee, being Unit Nos. A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Residences at 2409 Albion of record as Instrument No. 20190822-0084276, and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Sherryl Brown by Warranty deed from Leland Watts, married of record in Book 11421, page 265, Register's Office for Davidson County, Tennessee, dated April 2, 1999 and recorded on April 7, 1999. (Value or consideration shown in aforementioned deed $39,000.00.)

Being the same property conveyed to Victor Hazelwood by Warranty deed from Sherryl Brown of record in Instrument No. 201802150015055 Register's Office for Davidson County, Tennessee, dated February 14, 2018 and recorded on February 15, 2018. (Value of consideration shown in aforementioned deed $50,000.00.)

Being the same property conveyed to William Brown, married by Warranty deed from Victor Hazelwood, married of record in Instrument No. 20180706-0065484 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 06, 2018. (Value of consideration shown in aforementioned deed $85,000.00.)

Being the same property conveyed to William Brown, married, James Brown, married, and Jason Oggs, married, as tenants in common by Quitclaim deed from William Brown, married of record in Instrument No. 20180713-0068308 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 13, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 2409 Albion Street A and B Nashville, Tennessee 37218.

IN WITNESS WHEREOF, We have hereunto set out hands on this 7 day of October, 2019.

William Brown

James Brown

Jason Oggs

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared William Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 3rd 2 day of October, 2019.

Notary Public

My Commission Expires: 3.3.20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared James Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 3 day of October, 2019.

Notary Public

My Commission Expires: 5/23/2023

STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Jason Oggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 3 day of October, 2019.

Notary Public

My Commission Expires: 5/23/2023

STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Premier Real Estate Development & Investments, LLC 4088 Barnes Cove Drive Antioch, TN 37013		Davidson County: 092-03-0D-002.00-CO
	New Owner	092-03-0D-001.00-CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

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 3 day of October, 2019.

Notary Public

My Commission Expires:

5/23/2023

True Copy Certification

I, Leslie A. Garside, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

