File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 300168 DEEDQC
10/14/2019 09:04:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191014-0104821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$50.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rogers Investment Properties, LLC	same	126 16 0A 199.00
(NAME) 309 Compass Point	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE,

CH & CH LLC

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rogers Investment Properties, LLC,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS 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 Lot No. 19, on the Plan of Riverwalk, Phase 1A, Section 2, and Phase 1B, Section 2 of record in Instrument No. 20021022-0129510, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CH & CH LLC by deed fromBrock & Scott, PLLC, as Substitute Trustee, dated September 23, 2019, and recorded October 7, 2019, of record in Instrument No. 20191007-0102119, Register's Office for said County.

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.

unimproved ☐

This is improved ☒ property, known as 6449 Riverplace Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 11 day of October, 2019.

Eric Sox Member
CH & CH LLC (Eric Sox, Manager)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Eric Sox, as Manager of CH & CH LLC, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager, respectively of CH & CH LLC, the within named bargainor, and corporation, and that he as such appointed Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the Manager, as such Manager, and attesting the same of the corporation, by the said Manager as such Manager.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 11, day of October, 2019

NOTARY PUBLIC

My Commission Expires

My commission expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.