Karen Johnson Davidson County
Batch# 336653 DEEDQC
12/31/2019 09:07:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191231-0134782

File No.

QUITCLAIM DEED

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires
January 23, 2023

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 30 day of December, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Athens Title & Escrow, LLC
5115 Maryland Way
Brentwood, TN 37027
(615)815-1992

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way, Brentwood, TN 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:	Tax Map 162 06 0 376.00
Larry Chocron and Denise Chocron	same	
(NAME)	(NAME)	
4142 Alva Lane		
Nolensville, TN 37135	(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,

MOTT, LLC, a Tennessee limited liability company

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

LARRY CHOCRON and DENISE CHOCRON, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 5th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being the southeast corner of Bess Estates, Section Two, thence with the South boundary line of said subdivision N 87 deg. 22' 4" W a distance of 91.63 feet to a point, thence with the common lot line between Lot Number 76 and Lot Number 77 of Bess Estates, Section Two, a distance of 174.16 feet to a point in the Southern margin of Bess Court South, thence with the margin of said street along a curve to the left having a forty foot radius a distance of 28.0 feet to a point, thence leaving the margin of said street along a radial line a distance of 173.91 feet to a point in the easterly boundary line of said Bess Estates, Section Two, thence with said boundary line S 5 deg. 42' 16" W a distance of 109.87 feet to the point of beginning.

Being the same property conveyed to Mott, LLC by deed from Les Lazarus, a married man and Dan Heichelbech, a married man, dated July 16, 2018, and recorded July 24, 2018, of record in Instrument 20180724-0072125, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

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 127 Bess Court S, Antioch, TN 37013
(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 30 day of December, 2019.

Mott LLC,

Larry Chocron, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Larry Chocron, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President of Mott, LLC, a Tennessee limited liability company, the within named bargainor a Tennessee limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the a Tennessee limited liability company as such authorized officer.

Witness my hand at office this 30 day of December, 2019.

Commission expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

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.