THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 353600 DEEDQC
02/05/2020 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200205-0013396

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Greg Rohan and Shawn Rohan 1501 Forest Garden Drive Brentwood, TN 37027	New Owner	070-09-0-004.00, 043-06-0-341.00 and 052-08-0-107.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rohan Properties, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Greg Rohan, a married man and Shawn Rohan, a married man,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

As to Tract 1:

Land in Davidson County, Tennessee being the Northwest part of Lot No. 18 on the Plan of Alpine Terrace; as of record in Book 421, Page 131, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Lincoln Street, the common corner of Lots Nos. 17 and 18; thence with the line between said lots, Northerly 150 feet to an iron pin in the Southerly margin of Hale Street; thence Easterly with said margin of said street 77.7 feet to an iron pin; thence leaving said street 65 feet in a Southeasterly direction to an iron pin; thence South 31 degrees 5 minutes West 160.5 feet to an iron pin in the Northerly margin of Lincoln Street; hence with said margin of said street, Westerly 73 feet to the point of beginning.

Being the same property conveyed to Rohan Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Malone Jones, an unmarried woman of record in Instrument No. 20170602-0055417 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on June 02, 2017.

Being also known as 3210 Lincoln Avenue, Nashville, Tennessee 37218.

As to Tract 2:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Fairview Heights as of record in Book 4660, Page 180, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rohan Properties, LLC by Warranty deed from Linda W. Raymond and Anita M. Wiseman heirs to the Estate of Mattie Lois Winsett, deceased of record in Instrument No. 20170920-0096602 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 2017.

Being also known as 613 Farview Dr Madison, Tennessee 37115.

As to Tract 3:

Land in Davidson County, Tennessee, being Lot No. 181, on the Plan of Section 4, Sequoia Valley, of record in Book 5200, Page 215, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rohan Properties, LLC by Warranty deed from Stephen S. Morris, an unmarried man of record in Instrument No. 20170104-0001045 Register's Office for Davidson County, Tennessee, dated January 03, 2017 and recorded on January 04, 2017.

Being also known as 1180 Sioux Ter Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 4th day of February, 2020.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4th day of February, 2020.

Rohan Properties, LLC, a Tennessee Limited Liability Company

Shawn Rohan, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Rohan Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 4th day of February, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

