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
20200205-0013397

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	059-10-0-251.00 and 148-08-0-028.00

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, **Greg Rohan, a married man*** 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 his/her/their heirs right, title and interest in and to the following described tract of land:

As to Tract 1:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of First Revision of Haynes Manor, Section 6 of record in Plat Book 5200, Page 658, 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 Greg Rohan, married by Warranty deed from JRG Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181107-0110484 Register's Office for Davidson County, Tennessee, dated November 06, 2018 and recorded on November 07, 2018.

Being also known as 709 Eric Drive Nashville, Tennessee 37207.

As to Tract 2:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Oakwood Terrace, Section 1 of record in Plat Book 4460, Page (s) 54 and 55, 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 Greg Rohan, married by Warranty deed from Kathleen E. Love nka Kathleen Love Scales, married of record in Instrument No. 20170221-0017536 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

Being also known as 4554 Artelia Dr Antioch, Tennessee 37013.

** This being investment property only, having never been the personal residence of grantor at any time, 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. 26-2-301 or other similar statute therein.*

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.

by Attorney in fact

Greg Rohan by Shawn Rohan,
Attorney in Fact

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, as Attorney in Fact for Greg Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument 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

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022