Karen Johnson Davidson County
Batch# 369458 DEEDQC
03/09/2020 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200309-0026318

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2020.

Notary Public

My Commission Expires: 10-02-2023

Address of New Owner:

Joshua Peter Kear
25 Cameo Drive
Nashville, Tennessee 37211

Send Tax Bills to:

SAME

Map-Parcel Numbers:

119-12-0-086.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Orion Land, LLC, a Tennessee Limited Liability Company**, as Grantor, hereby remises, releases and quitclaims unto **Joshua Peter Kear**, as Grantee, and to his successors in trust and assigns, with full power to sell, transfer, mortgage and

convey without signature of any beneficiary, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28th day of February, 2020.

ORION LAND, LLC

By: _____
Carly Lynne Kear, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carly Lynne Kear, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president of Orion Land, LLC, the within named bargainor, a Tennessee limited liability company, and that such president executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its president.

WITNESS my hand and seal, at office, this 28th day of February, 2020.

My Commission Expires: 10-02-2023

_____
Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being Lot No. 61, on the Plan of Battlewood, Section One, of record in Book 1835, Page 31, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Orion Land, LLC, a Tennessee limited liability company, by quitclaim deed from Joshua P. Kear and Carly L. Kear, of record as Instrument No. 20120208-0011414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 25 Cameo Drive, Nashville, Tennessee, 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

