Karen Johnson Davidson County
Batch# 373133 DEEDQC
03/16/2020 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200316-0029147

Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
B18-2639

State of Tennessee
County of Davidson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 13th day of March 2020.

Notary

Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Matthew Warhoover	**NEW OWNER**	**142-01-0A-035.00-CO**
Mark Bidinger		
9640 Stanfield Road		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, we, **Haciendados Properties, a Tennessee limited liability company and Grandniece Properties, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Matthew Warhoover and Mark Bidinger** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Being Unit No. F-3, together with the Carport designated No. F-3-C, in River Plantation, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, as supplemented and amended in Instrument No. 20051020-0126564, and further amended in Instrument No. 20140219-0014288, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Haciendados Properties, a Tennessee limited liability company and Grandniece Properties, a Tennessee limited liability company by Warranty Deed from Amanda Dean, Trustee of The 8207 Sawyer Brown Trust, recorded on December 19, 2018 in Instrument Number 20181219-0123374, Register's Office for Davidson County, Tennessee.

Being also known as 8207 Sawyer Brown Road Apt F3, Nashville, Tennessee 37221.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307, or other similar statute.

Whenever 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 hand this 13th day of March 2020.

Haciendados Properties, a Tennessee limited liability company

By: _____
Matthew Warhoover
Its: Member

Grandniece Properties, a Tennessee limited liability company

By: _____
Mark Bidinger
Its: Member

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Matthew Warhoover, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Member of Haciendados Properties, a Tennessee limited liability company the within named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 13 day of March 2020.

_____
Notary Public

Notary Expiration Date: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12-15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Mark Bidinger, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Member of Grandniece Properties, a Tennessee limited liability company the within named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 13th day of March 2020.

_____
Notary Public

Notary Expiration Date: 11/19/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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.

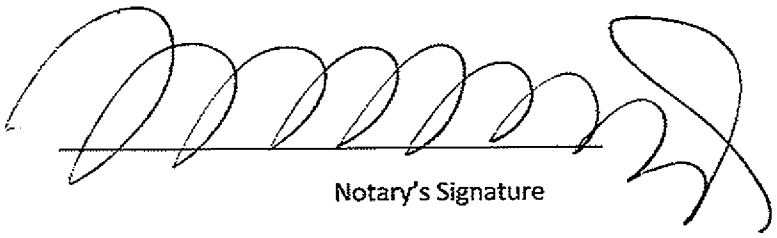


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

