File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 373657 DEEDQC
03/17/2020 11:07:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200317-0029447

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 16 day of March, 2020.

Notary Public My Commission Expires

MY COMMISSION EXPIRES: January 23, 2023

(AFFIX SEAL)

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:	183 05 0A 165.00
Rogers Investment Properties LLC	same	
(NAME)	(NAME)	
3908 Lebanon Pike Unit 172		
Hermitage, TN 37076	(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,

GEORGE BRANDT and ERIC SOX, joint tenants with rights of survivorship,

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

ROGERS INVESTMENT PROPERTIES LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), ITS 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, Tennessee, being all of Lot Number 128, on the Plan of Revision One, Phase Two, Section Five, October Woods, as shown by plat appearing of record in Plat Book 9700, Page 439, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete detail of said lot.

Being the same property conveyed to George Brandt and Eric Sox, joint tenants with rights of survivorship, from Dale Hire by Quitclaim Deed dated January 13, 2017, recorded January 18, 2017, of record in Instrument No. 20170118-0005190, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale Hire by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann P.C., as Substitute Trustee, dated January 13, 2017, and recorded January 18, 2017, of record in Instrument No.20170118-0005189, Register's Office for Davidson County, Tennessee.

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

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 5213 Catspaw Drive, 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 16 day of March, 2020.

George Brandt

George Brandt

Eric Sox Member

Eric Sox

State of Tennessee:

County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **George Brandt and Eric Sox**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 3-16-2020

Notary Public

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.