This Instrument Prepared by
and After Recording Returned To:
Tim Hendricks
878 Forest Acres Drive
Nashville TN 37220

Karen Johnson Davidson County
Batch# 401273 DEEDQC
05/18/2020 08:15:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200518-0051043

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, I, FRED L. GALANGA, residing at: 2124 Boswell Road, Winchester, TN 37398, hereinafter called the Grantor, do hereby bargain, sell, release, quit claim, transfer and convey unto TENNESSEE AFFORDABLE HOUSING LLC and FRED L. GALANGA,
Grantees, their heirs and assigns, all my right, title and interest in and to the following described real estate, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee,
Being the same property more fully described as Lot 21, Peppertree Forest, Section 1 Revised, and described in Document Number 8119-812, dated May 1990.

Being the same property conveyed to Fred L. Galanga by Special Warranty Deed filed January 6, 2014, and recorded as Instrument No. 20140106-0001277, in the Register's Office for Davidson County, Tennessee.

Map and Parcel #: 165 13 0 014.00

Commonly known as: 1000 Greystone Court, Antioch, TN 37013

Grantor and Grantees both understand and agree that the property is encumbered by a mortgage, and that this transfer is subject to this first lien, and Grantees agree to be bound by this lien. In the event that the Grantees fail to make timely payments on the mortgage, Grantor retains the right to retake the title and possession of the property by means of a Quitclaim Deed. Grantees agree that if they cannot make the payments, or should the mortgage holder deem this to be a transfer that triggers the 'due on transfer' clause, Grantees will immediately Quitclaim the Deed back to Grantor.

IN TESTIMONY WHEREOF I have hereunto set my hand this 30th day of April, 2020.

Fred L. Galanga
2124 Boswell Road
Winchester, TN 37398

State of Tennessee
County of Coffee

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, FRED L. GALANGA, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, the Grantor, executed the foregoing instrument for the purposes therein contained, as his own free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Official Seal.

Notary Public

My Commission Expires: 3-13-2024

MARY SCARLETT CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

New Owners:

Tennessee Affordable Housing LLC
and Fred L. Galanga
PO Box 41696
Nashville TN 37204-1696

Send tax bills to New Owner.
Same address as above.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Affiant Tim Hendricks

Subscribed and sworn before me, this 13th day of May, 2020

Notary

MICHELLE HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

RE: 800 Fall Ct.
Antioch TN 37013
mailing Address: 3305 Towne Village Rd
Antioch TN 37013

Grantor: Fred L. Galanga