NEW OWNER:
PRIME DEVELOPERS, LLC
9641 LEBANON ROAD
MOUNT JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 418931 DEEDQC
06/18/2020 10:42:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200618-0064009

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 086120C04500 (PART OF)

QUITCLAIM DEED

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, **UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company**, has this day bargained and sold and by these presents do hereby quitclaim and convey unto **PRIME DEVELOPERS, LLC, a Tennessee limited liability company**, its successors and assigns, forever, all of its right, title, and interest in and to the following tracts or parcels of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 45, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed unto UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company, by virtue of a Warranty Deed from Earheart Realty & Construction Co., Inc., a Tennessee corporation, dated June 29, 2004, and recorded in Instrument No. 20040630-0077759, as corrected by Scrivener's Affidavit for Warranty Deed to correct the name of the Grantee, both in the Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company, by virtue of a Warranty Deed from Beazer Homes Corp., dated August 8, 2002, and recorded in Instrument No. 20020813-0097714, all in the Register's Office for DAVIDSON County, Tennessee

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 17th day of June, 2020.

UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company

BY: ROBERT E. EARHEART, JR.
ITS: MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBERT E. EARHEART, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **UNIVERSAL BUILDERS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 17th day of June, 2020.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires:_____

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 17th day of June, 2020.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022