Karen Johnson Davidson County
Batch# 421251 DEEDQC
06/19/2020 01:53:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200619-0065597

'THIS INS'I'RUMENT WAS PREPARED BY Lorraine Wade
2803 Foster Ave Suite 104
NASHVILLE, TENNESSEE 37210

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Douglas Lee McGahey. And Kimberly Anne McGahey 3172 Skinner Drive Nashville, Tennessee 37210	Same as new owner	MAP 135 16 O-B 105-00C

QUITCLAIM DEED

1 Public Homes a Tennessee Limited liability Company ("Grantor") does hereby quitclaim unto Douglas Lee McGahey and wife Kimberly Ann McGahey, ("Grantee"), it's successors, heirs and sell, release, quit claim and convey all of it's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Legal of the Property: THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING UNIT NO. 105 ON THE PLAN OF WOODRIDGE AT NASHBORO VILLAGE OF RECORD IN INSTRUMENT NO.: 20021128-0143949, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

The last Deed of record is Warranty Deed recorded in Instrument Number 20031209-0176128 of record in the Register's Office of Davidson County, Tennessee

Street Address: The street address of the property is believed to be 612 Flintlock Court, Nashville, TN 37217, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of June 2020

BY: _____

Printed Name: George Brandt

AUTHORIZED SIGNATORY FOR 1 Public Homes, LLC (Grantor)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____ 2020

My commission expires:_____

I or we hereby affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

AFFIANT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian James with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of June 2020

My commission expires: 11-26-22

Notary

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared George Brandt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to this instrument, and acknowledged that he is the Member of 1 Public Homes, LLC, a Tennessee limited liability company and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said 1 Public Homes LLC, a Tennessee limited liability company for the purpose therein contained as Member.

Witness my hand and seal, at Nashville, Tennessee, this 2nd day of June, 2020.

Notary Public

My Commission Expires: 11-26-22

