Karen Johnson Davidson County
Batch# 438992 DEEDQC
07/16/2020 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200716-0077939

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 Vesta Road
Lebanon, TN 37090

# QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Christopher B. Bagwell, a married man, does this day bargain, sell, release, remise, quitclaim and convey unto C&J Builders, LLC, all right title and interest to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 75 on the Plan of Brentview Hills of record in Book 3300, Pages 43 and 44, in the Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher B. Bagwell, by Warranty Deed dated January 21, 2020, from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument Number 20200122-0007857, Register's Office for Davidson County, Tennessee.

This is not the legal marital residence of the Grantor described herein.

This legal description is the same as the previous deed of record.

This is improved property known as 497 Broadwell Drive, Nashville, TN 37220.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 15th day of July, 2020.

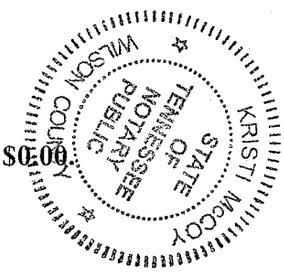
Christopher B. Bagwell

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Christopher B. Bagwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of July, 2020.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/25/2023




**AFFIDAVIT**

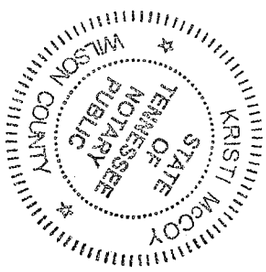
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 2020.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/25/2023




Map & Parcel No.: 16008005000

Name and address of new owner:
Send tax bills to:
C&J Builders, LLC
987 Vesta Rd
Lebanon, TN 37090

# True Copy Certification

I, Kristi McCoy, 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.

Kristi McCoy

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman

Notary's Signature

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09/22/2020