Karen Johnson Davidson County
Batch# 447703 DEEDQC
07/31/2020 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200731-0084589

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 2005417

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 30 day of July, 2020.

Notary Public
My Commission Expires: July 15, 2023

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Alan David Kaufmann and Marc Christopher Phelps	Same	042-07-0A-158.00
38 Eagle Ln.		
Midway, GA 31320		

THIS INDENTURE, made and entered into as this 12th day of June, 2020, by and between **Nabode, LLC, a Georgia limited liability company**, as party or parties of the first part, and **Alan David Kaufmann, single man, and Marc Christopher Phelps, single man**, as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Madison, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of Heritage Square, Phase Four of record in Plat Book 6250, Page 178, 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 Nabode, LLC, a George limited liability company by Warranty deed from William J. Donovan, a single man of record in Instrument No. 20190809-0079664 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on August 09, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 548 Heritage Lane, Madison, TN 37115.

WITNESS my hand this 24th day of July, 2020.

Nabode, LLC

BY: _____
Marc Phelps, Manager

State of GA
County of Bryan

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marc Phelps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, who further acknowledged that he is the manager for Nabode, LLC, and that he is authorized by Nabode, LLC to execute this instrument on its behalf.

Witness my hand and official seal at city of Richmond Hill, GA, this 24th day of July, 2020.

Kathleen Gail Lancia
Notary Public at Large

Kathleen Gail Lancia
Notary Public
Bryan County, GA
(912) 756-8214

My Commission Expires:

MY COMMISSION EXPIRES JUNE 13, 2022

True Copy Certification

I, Rachel Brown, 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.

Rachel Brown

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Melanie Harper, a notary public for this county and state, Rachel Brown who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/22

MELANIE HARPER
STATE OF TENNESSEE
NOTARY PUBLIC
County of Rutherford