5

THIS INSTRUMENT PREPARED BY:

NEW OWNER:
RIW McGAVOCK, LLC
2231 Highway 31E
Gallatin, TN 37066

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 20-1121

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 463184 **DEEDQC**
08/25/2020 10:32:58 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200825-0096024

Map & Parcels 120-13-0-068.00 & 120-13-0-069.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **ERIC F. ALVAREZ and STEPHEN L. KOFFMAN** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **RIW McGAVOCK, LLC, a Tennessee limited liability company,** its successors and assigns, forever, all of their right, title, and interest in and to the following tracts or parcels of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SOURCE OF TITLE.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

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

WITNESS OUR SIGNATURES hereto this 19 day of August, 2020.

ERIC F. ALVAREZ

STEPHEN J. KOFFMAN

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERIC F. ALVAREZ**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of August, 2020.

NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/30/2023

{INSERT CALIFORNIA NOTARY FOR STEPHEN J. KOFFMAN}

****

The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

Stephen J. Koffman
AFFIANT

Sworn to and subscribed to before me this the 19th day of August, 2020.

NOTARY PUBLIC

My commission expires: 5/29/2023

SEE ATTACHED FOR NOTARY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 8/19/2020 before me, Negin Zarandi (Notary Public)
(insert name and title of the officer)

personally appeared Stephen J. Koffman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NEGIN ZARANDI
COMM. #2288187
Notary Public - California
Los Angeles County
My Comm. Expires May 29, 2023

Signature _____ (Seal)

Document: Quit Claim Deed

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The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 24th day of August, 2020.

NOTARY PUBLIC

My commission expires: 1/13/2021

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A (3473 McGavock Pike):

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled Seven Oaks Estates, Section 2, of record in Plat Book 6050, Page 20, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to **ERIC F. ALVAREZ, A MARRIED MAN AND STEPHEN J. KOFFMAN, AN UNMARRIED MAN**, by Warranty Deed from Staci I. Bell and Anthony L. Bell, dated July 6, 2015, of record in Instrument Number 20150710-0067218, in the Register's Office for Davidson County, Tennessee.

PARCEL B (3469 McGavock Pike):

Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled Seven Oaks Estates, Section 2, of record in Plat Book 6050, Page 20, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to **ERIC F. ALVAREZ, A MARRIED MAN AND STEPHEN J. KOFFMAN, AN UNMARRIED MAN**, by Warranty Deed from Staci I. Bell and Anthony L. Bell, dated July 6, 2015, of record in Instrument Number 20150710-0067224, in the Register's Office for Davidson County, Tennessee.