QUITCLAIM DEED JAMES C. ESTES STATE OF TENNESSEE NOTARY PUBLIC GRAINGER COUNTY 6-20-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of August, 2020. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Co.	NEW BUYER	130-02-0-180.00
(NAME)	(NAME)	
290 Ed Harris Rd		
(ADDRESS)	(ADDRESS)	
Ashland City TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Orlando Group, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Homes Co., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6, Block 4 on the Plan of The Courts of Bellemeade of record in Plat Book 547, Page 141, 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 a portion of the same property conveyed to C.J. Gideon, Jr. and Spouse, Cecile P. Gideon, as to a one-half interest, and Cecile Gideon Trustee of the Clarence J. Gideon, III 1995 Vested Trust, as to one-half interest by Warranty deed from Aubrey B. Harwell, JR., Trustee of record in Instrument No. 20130321-0027904 Register's Office for Davidson County, Tennessee, dated March 20, 2013 and recorded on March 21, 2013. (Value or consideration as shown in aforementioned deed $550,000.00.)

Being a portion of the same property conveyed to Anthony Landsberg and Hayley Landsberg, husband and wife by Warranty deed from C.J. Gideon, Jr. and wife Cecile P. Gideon, as to a one-half (1/2) interest, and Cecile Gideon and Mark Averbuch, as Co-Trustees of The Clarence J. Gideon, III 1995 Vested Trust under agreement dated February 28, 1995, as to a one-half (1/2) interest of record in Instrument No. 20181022-0104437 Register's Office for Davidson County, Tennessee, dated October 17, 2018 and recorded on October 22, 2018.

Being a portion of the same property conveyed to Anthony Landsberg and Hayley Landsberg, husband and wife by Quitclaim deed from Anthony Landsberg and Hayley Landsberg, husband and wife of record in Instrument No. 20181029-0106928 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on October 29, 2018.

Being a portion of the same property conveyed to Anthony Landsberg and Hayley Landsberg, husband and wife by Quitclaim deed from Anthony Landsberg and Hayley Landsberg, husband and wife of record in Instrument No. 20190226-0017169 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on February 26, 2019.

Being a portion of the same property conveyed to Regal Homes company, a Tennessee Corporation by Warranty deed from Anthony Landsberg and Hayley Landsberg, husband and wife of record in Instrument No. 20190708-0066008 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 08, 2019.

Being the same property conveyed to Orlando Group LLC, a Tennessee Limited Liability Company by Warranty deed from Regal Homes company, a Tennessee Corporation of record in Instrument No. 20200228-0022555 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on February 28, 2020..)

Karen Johnson Davidson County
Batch# 465340 DEEDQC
08/27/2020 09:52:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200827-0097157

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 105B Lafayette Ct Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. (VE)

Witness my hand this 26 day of August, 2020.

Orlando Group, LLC

Steve Reigle, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steve Reigle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Managing Member of Orlando Group, LLC, the within named bargainor, and that he/she as such Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Partners.

Witness my hand this 26 day of August, 2020.

Notary Public

My commission expires: 6/20/2022

