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**PREPARED BY AND RETURN TO:**
**Bridgehouse Title**
**342 Cool Springs Blvd., Suite 202**
**Franklin, TN 37067**

Karen Johnson Davidson County
Batch# 477967 **DEEDQC**
09/17/2020 12:38:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200917-0106643

**OATH:** I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 11th DAY OF September 2020.

NOTARY PUBLIC
COMMISSION EXPIRES:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

**ADDRESS OF NEW OWNER:**
READ Investments LLC
300 20th Ave N., Suite 105
Nashville, TN 37203

**SEND TAX BILLS TO:**
New Owner

**MAP/PARCEL:**
075-08-0-252.00

# QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Henry J. Dunklau, IV, married,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **READ Investments LLC, a Tennessee limited liability company,** (hereinafter referred to as "GRANTEES"), its successors and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

Being Lot 554 on the Plan of Tulip Grove Subdivision, Section Ten, as of record in Plat Book 5800, page 199, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the property conveyed to Philip Wayne Smith and Roy A. G. Smith and Martha Jane Smith as joint tenants for and during their natural lives, upon the death of one tenant, the entire estate shall vest in the two survivors and upon the death of a second tenants the entire estate shall vest in the surviving tenant, by Warranty Deed from Aubrey H. Johnson, Jr. and wife, Thea T. Johnson, dated August 12, 1983, of record in Book 6116, page 432, Register's Office for Davidson County, Tennessee. Philip Wayne Smith and Roy A. G. Smith have since died; whereupon, Martha Jane Smith became the sole owner of said property as the surviving tenant. AND being the same property conveyed to Henry J. Dunklau, IV, married, by Warranty Deed from Martha Jane Smith, unmarried, dated December 10, 2019, of record in Instrument No. 20191217-0129863, Register's Office for Davidson County, Tennessee.

Said property has never been grantor, nor grantor's spouse's primary residence.

This property is commonly known as: 608 Tulip Grove Road, Hermitage, TN 37076

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 11th day of September 2020.

Henry J. Dunklau, IV

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry J. Dunklau, IV, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of September, 2020.

Notary Public

My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021