Karen Johnson Davidson County
Batch# 509589 DEEDQC
11/06/2020 07:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201106-0130234

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2020.

Notary Public

My commission expires: 10-21-24

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

JANE FITCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Kevin A. Criswell, Esq.
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd. Suite 100
Gallatin, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
HLJ Properties, Inc.	**NEW OWNER**	**04314016000**
1217 Foxhill Dr.		
Ashland City, TN 37015		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **KGB Rentals, Inc.,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **HLJ Properties, Inc.,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 9, 10, 11, 12, 13, and 14, on the plan of Yowell Place, Block "B", a plat of which is of record in Book 974, page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to KGB Rentals, Inc. by Warranty Deed from Hickory Place Apartments, LLC dated January 17, 2014, of record in Instrument No. 20140121-0005460, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as: 806 E Old Hickory Blvd., Madison TN, 37115

WITNESS my/our hands this 3rd day of ~~October,~~ November 2020.

KGB Rentals, Inc.
By: Brian Burnett
Its: President

KGB Rentals, Inc.
By: Gregory Glenn
Its: Vice-President

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Brian Burnett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained, and who further acknowledged that he is President of KGB Rentals, Inc., and is authorized by KGB Rentals, Inc. to execute this instrument on its behalf by himself as such President.

Witness my hand this 3rd day of November, 2020.

My commission expires: 11-30-2020

Notary Public

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Gregory Glenn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained, and who further acknowledged that he is Vice-President of KGB Rentals, Inc., and is authorized by KGB Rentals, Inc. to execute this instrument on its behalf by himself as such Vice-President.

Witness my hand this 3rd day of November, 2020.

My commission expires: 11-30-2020

Notary Public

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

