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

Karen Johnson Davidson County
Batch# 509643 **DEEDQC**
11/06/2020 09:20:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201106-0130309

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:
075-11-0-179.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Henry James Dunklau, IV, a married man,** (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:

Land in Davidson County, Tennessee, being Lot No. 101-A on the Plan of Zone Lot Division, Rachel's Square - Section Two, of record in Plat Book 5200, page 623, revised in Plat Book 6250, page 542, 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 James W. Amos by General Warranty Deed from Wanda F. Tauer, dated December 19, 2003, of record in Instrument No. 20031230-0184185, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James W. Amos and Rolanda Amos, as tenants in common with rights of survivorship, by Quitclaim Deed from James W. Amos, dated November 12, 2007, of record in Instrument No. 20071217-0144270, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Henry James Dunklau, IV, a married man, by Warranty Deed from James W. Amos, married and Rolanda Amos, unmarried, dated October 15, 2019, of record in Instrument No. 20191022-0108009, 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: 1010 Rachel's Square Drive, 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 James 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 James 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