File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 515911 DEEDQC
11/13/2020 11:05:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201113-0134141

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capital Journey LLC	Same	MAP 051 15 0C 024.00
(NAME) 301 S Perimeter Park Dr Ste 100	(NAME) Same	
(ADDRESS) Nashville, TN 37211	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Redfish Anglers LLC., a Flordia Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Capital Journey, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 24 on the Final Plat for Section 2, Walton Oaks Subdivision, of record as Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Redfish Anglers, LLC, by Trustee's Deed from David M. Anthony, Substitute Trustee, for the benefit of Canopy South Financial, LLC, a North Carolina limited liability company, dated November 6, 2020, and filed of record in Instrument No. 20201113-0134132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Todd Jackson, Trustee, for the benefit of Canopy South Financial, LLC, a North Carolina limited liability company, by Deed of Trust from Buying Houses, LLC, a Tennessee limited liability company, dated September 27, 2018 and filed of record October 2, 2018 in Instrument No. 20181002-0097630, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Buying Houses, LLC, by Warranty Deed from Stephen Yates, dated September 27, 2018 and filed of record October 2, 2018 in Instrument No. 20181002-0097629, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen M. Yates by Warranty Deed from Mallard Partners, LLC dated November 19, 2004 of record as Instrument 20041122-0139831, Register's Office for Davidson County, Tennessee. The same warranty deed was re-recorded to correct the Tax Map and Parcel and made of record as Instrument No. 20041130-0142603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Redfish Anglers LLC., a Flordia Limited Liability Company by deed from dated and recorded in said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as **1508 Beaus Way, Madison, Tennessee 37115**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS my hand and official seal at office this 12th day of November, 2020.

Redfish Anglers LLC., a Flordia Limited Liability Company

authorized agent

Rachel Hardaway, authorized agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rachel Hardaway,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **authorized Agent** of **Redfish Anglers LLC., a Flordia Limited Liability Company,** the within named bargainor, **Eric Sox,** and that he as such **authorized agent**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 18th day of March, 2020.

NOTARY PUBLIC My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027