Karen Johnson Davidson County
Batch# 528079 DEEDQC
12/09/2020 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201209-0143597

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

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

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 2nd day of December, 2020.

Notary Public

My commission expires: 10-21-2024

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| **TPM Group Properties, LLC** | **New Owner** | **12100003700** |
| **2040 River Street** | | |
| **Bowling Green, KY 42101** | | |

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, EDWARD T. HANKS and spouse, JOY BETH HANKS, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto TPM GROUP PROPERTIES, LLC, a Kentucky limited liability company, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/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 in the 3rd Civil District, being part of Lot No. 2 on the plan of the Subdivison A. Nulsen's Farm, as of record in Book 332, page 158, and described according to a survey made by George W. Watkins, surveyor, September 3, 1959.

Being at a point in the center of Pulley Road, said point being 433.4 feet West from the Northwest corner along the center line of Pulley Road from the property conveyed to William Dean Goodwin and wife, as of record in Book 2436, Page 7; thence South 4 degrees West 290.4 feet to an iron pin; thence North 86 degrees West 150 feet to an iron pin thence North 4 degrees 00 minutes Est 290.40 feet to a railroad spike in the center of Pulley Road; thence South 86 degrees East 150 feet along the center of Pulley Road to the beginning point.

Being the same property conveyed to Edward T. Hanks, by Warranty Deed from Fredy Torres, married, dated March 5. 2020, of record in Instrument No. 20200309-0026159, Register's Office for Davidson County, Tennessee. Joy Beth Hanks, spouse of Edward T. Hanks, joins in the execution of this instrument to convey any interest she may have in said property.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 2433 Pulley Road, Nashville, TN 37214.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 25 day of November, 2020.

EDWARD T. HANKS

JOY BETH HANKS

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, a Notary Public of said County and State, Edward T. Hanks and Joy Beth Hanks, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of November, 2020.

My commission expires: 6-25-22

NOTARY PUBLIC

Dakota Reed Goodman
Notary Public, ID No. 603614
State at Large, Kentucky
My Commission Expires on June 25, 2022

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# 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)

