# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 531311 DEEDQC
12/11/2020 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201211-0145778

O-MCM-20-606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **HBG Ventures, LLC** | New Owner | |
| (NAME) **PO Box 128472** | (NAME) | **091-05-0-049.00** |
| (ADDRESS) **Nashville, TN 37212** | (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 consideration, the receipt of which is hereby acknowledged, **TANNER C. ROLLINS AND SHELBY M. ROLLINS, HUSBAND AND WIFE AND KATELYN R. HAMBY AND JONATHAN S. HAMBY, WIFE AND HUSBAND ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HBG Ventures, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 28 and 30 on the Plan of B. F. Cockrill's Farm of record in Plat Book 161, Page (s) 134 and 135, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 28 and 30 front 54.0 feet on the Easterly side of Ries Avenue and extend back between parallel lines 150 feet to a dead line, the Southwesterly corner of said property being located on the Easterly margin of Ries Avenue at a point 229 feet North of the center of Robertson Road.

Being the same property conveyed to Tanner C. Rollins and Shelby M. Rollins, husband and wife and Katelyn R. Hamby and Jonathan S. Hamby, wife and husband by Warranty deed from George Martin and Betty Martin, husband and wife of record in Instrument No. 20160930-0103165 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 30, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **606 Ries Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 8 day of December, 2020.

Tanner C. Rollins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANNER C. ROLLINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of December, 2020.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 8 day of December, 2020.

Shelby M. Rollins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELBY M. ROLLINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of December, 2020.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 4 day of December, 2020.

Katelyn R. Hamby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATELYN R. HAMBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of December, 2020.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the ____ day of Dec 4th, 2020.

Jonathan S. Hamby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN S. HAMBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of December, 2020.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2021
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY