DREGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 561565 DEEDQC
01/26/2021 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210126-0011566

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

LAUREN WALKER STATE OF TENNESSEE NOTARY PUBLIC SEAL SHELBY COUNTY My Commission Expires

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS ~~21st~~ 22nd DAY OF JANUARY, 2021.

NOTARY PUBLIC
COMMISSION EXPIRES: 11-18-2024

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Shammah Construction Group, LLC
1813 Sailwinds Cv.
Whites Creek, TN 37189

NEW OWNER:
Shammah Construction Group, LLC
1813 Sailwinds Cv.
Whites Creek, TN 37189

QUIT CLAIM DEED

This indenture is made and entered into this ~~21st~~ 22nd day of January, 2021 between BEATRICE T. JOHNSON (hereinafter referred to as "GRANTOR") and SHAMMAH CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Quail Ridge, Section Five, as shown by a map of record in Book 9700, Page 474, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Beatrice T. Johnson by Warranty Deed from The Developers dated November 4, 1999 and filed November 5, 1999 of record in Book 11734, Page 308, in the Register's Office of Davidson County, Tennessee. See also Decree for Redemption of record in Instrument No. 20090318-0024439, in the Register's Office of Davidson County, Tennessee.

TAX PARCEL # 032 10 0 014.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 4282 Brick Church Pike, Whites Creek, TN 37189.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Beatrice T. Johnson
BEATRICE T. JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF Shelby)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared BEATRICE T. JOHNSON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 22nd day of January, 2021.

SEAL

Lauren Walker
NOTARY PUBLIC
COMMISSION EXPIRES: 11-18-2021

LAUREN WALKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY