Karen Johnson
Batch# 566139
02/02/2021 12:05:21 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20210202-0015013

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Debra L. Fausch
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF January, 2021.

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Notary Public

My Commission Expires: 07/24/2024

THIS INSTRUMENT WAS PREPARED BY
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Timothy A. Fausch and Debra L. Fausch	SAME	**164 G-H 048.00**
2111 Geneiva Drive		
Nashville, TN 37216		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Riverside Property Group, LLC,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Timothy A. Fausch and Debra L. Fausch,** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.21 on the Plan of Geneiva Drive, as of record in Book 2083, Page 65, Register's Office for said County, Tennessee.

Said Lot no. 21 fronts 114.07 feet on the northerly side of Geneiva Drive, and runs back 152 feet on the easterly line and 160.61 feet on the westerly, to a dead line in the rear on which it measures 46 feet.

Being the same property conveyed to Riverside Property Group, LLC by Quitclaim Deed from Timothy A. Fausch and Debra L. Fausch, Husband and Wife, recorded on 12/6/2016 as Instrument number 20161206-0127965 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved property:
(x) improved property known as: **2111 Geneiva Drive Nashville, TN 37216**

Witness my hand this 7th day of January, 2021

Timothy A. Fausch

Timothy A. Fausch

Debra L. Fausch

Debra L. Fausch

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Timothy A. Fausch and Debra L. Fausch,** the bargainor(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 with instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 7th day of January, 2021.

Notary Public

My Commission Expires: 07/24/2024

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

Witness my hand this 15th day of January, 2021

Jessica N. Anderson

Jordan M. Anderson

STATE OF Iowa

COUNTY OF Polk

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named, **Jessica N. Anderson and Jordan M. Anderson**, the bargainor(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 with instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 15 day of Jan, 2021.

Notary Public

C. TERRY ANDERSON
Commission Number 197331
My Commission Expires
9-15-21

My Commission Expires: 9-15-21