THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Hopewell Properties
401 Center St.
Attn: Lavinia Becker
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
06405006800
06405006700
06405005500

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2021.

Notary Public

My Commission Expires:
9-6-22

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GREGG GARNER** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **VERY GOOD PROPERTIES, LLC D/B/A HOPEWELL PROPERTIES,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 580736 DEEDQC
03/01/2021 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210301-0025536

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of February, 2021.

By: Gregg Garner

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 24th day of February, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 11, of Block "F" in the Subdivision of the Hulme (incorrectly spelled "Hulume" on previous deed) Farm, known as Hadley Bend City, a plat of which subdivision being filed for record March 13, 1918 and of record in Book 421, Page 120, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed from Tim Watkins, dated 06/06/2016, of record in Instrument No. 20190625-0061236, said Register's Office.

TRACT 2:
Land in Davidson County, Tennessee, being Lot 17 in Block A on the plat of the Subdivision of the Hadley's Bend City, in the fourth Civil District, of record in Book 421, Page 120, Registers Office for said County and described as follows:

Said lot fronts 25 feet on the easterly side of Broadway and runs back between parallel lines 110 feet to a deadline on the rear which abuts the Railroad right-of way.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed from Tim Watkins, dated 06/06/2016, of record in Instrument No. 20190625-0061237, said Register's Office.

TRACT 3:
Land in Davidson County, Tennessee, being Lot 18, Block "A", Hadley's Bend City, of record in Plat 421, page 120, Register of Deed's Office for Davidson County, Tennessee, to which reference is hereby made to said plat for a more complete description.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed from Tim Watkins, dated 06/06/2016, of record in Instrument No. 20190625-0061238, said Register's Office.

All of the above described Tracts being the same property conveyed to Gregg Garner from Tim Watkins, Trustee of the Tim Watkins Revocable Trust, Dated June 5, 2019, by Warranty Deed dated March 6, 2020, of record in Instrument Number 20200310-0026660, said Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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