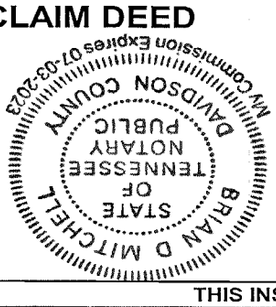
Karen Johnson Davidson County
Batch# 585995 DEEDQC
03/05/2021 02:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210305-0029394

# QUITCLAIM DEED




A-EI-20-112

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 3rd DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (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) |
|---|---|---|
| **Abel Construction Group, LLC, a Tennessee limited liability company** | New Owner | |
| (NAME) **5421 Highway 100,Unit 58202** | (NAME) | **Part of 064 09 0 060.00 and 064 09 0 061.00** |
| (ADDRESS) **Nashville, TN 37205-2931** | (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, **ABEL CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABEL CONSTRUCTION GROUP, 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:

Being of Lot No. 23 in Block B on the Hadley's Bend City as of record in Book 421, Page 120, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Abel Construction Group, LLC, a Tennessee limited liability company of record in 20210304-0028294, Register's Office for Davidson, Tennessee.

## This instrument is recorded to obtain a separate map and parcel.

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 **un-improved** property known as: **0 Commerce St, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 2nd day of March, 2021.

Abel Construction Group, LLC

BY: _____
Benjamin P. Dubose
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BENJAMIN P. DUBOSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of ABEL CONSTRUCTION GROUP, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 2nd of March, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

**RETURN TO:**

Rudy Title & Escow, 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: 1/2/2023
Notary Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY