Karen Johnson Davidson County
Batch# 593570 DEEDQC
03/17/2021 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210317-0035218

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of creating a separate tax parcel, **Regal Homes Co. a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Regal Homes Co. a Tennessee Corporation**, hereinafter called the Grantee, its successors and assigns. A certain tract or parcel of land being the same property conveyed to Regal Homes Co., of record as Document No. 20210121-0008940 in the Register's Office for Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Lot Nos. 170 in Payne, Blakemore and Cummings Addition of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty deed from Marieta Lopez McGee, married, of record in Instrument No. 20210121-0008940 Register's Office for Davidson County, Tennessee.

Being also known as 720 S 13th St Nashville, Tennessee 37206.

IN WITNESS WHEREOF, we have hereunto set out hands on this 12 day of March, 2021.

REGAL HOMES CO.

Joshua Hunter, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument on behalf of said company for the purposes therein contained in his capacity as Authorized Agent of Regal Homes Co..

Witness my hand and seal this 12 day of March, 2021.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires:

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Regal Homes Co. 290 Ed Harris Road Ashland City, TN 37015	New Owner	Davidson County 094-01-0-195.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 12 day of March, 2021.

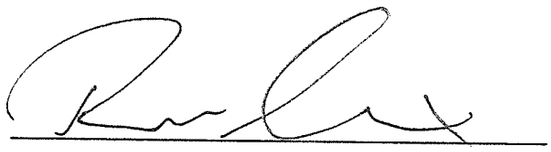
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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.

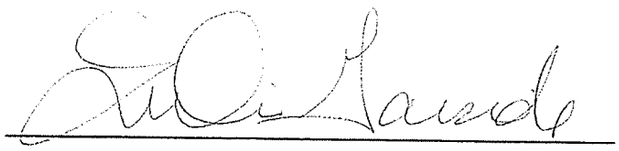


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

