Karen Johnson Davidson County
Batch# 608541 DEEDQC
04/07/2021 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210407-0045619

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. 20210222-0020849 in the Register's Office for Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Lot Nos. 1409, Block 41, Plan No. 2 West Nashville of record in Plat Book 57, Page 172, 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 Sarah Peters, f/k/a Sarah E, Bracken, and Nicholas Evans Peters, husband and wife, of record in Instrument No. 20210222-0020849 Register's Office for Davidson County, Tennessee.

Being also known as 5506 Pennsylvania Avenue Nashville, Tennessee 37209.

IN WITNESS WHEREOF, we have hereunto set out hands on this 5th Day of April, 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 5th day of April, 2021.

Notary Public

My Commission Expires:

1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 091-06-0-204.00

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 5th day of April, 2021.

Notary Public

My Commission Expires:

1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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 (If on paper)

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