Karen Johnson Davidson County
Batch# 614338 DEEDQC
04/14/2021 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210414-0049591

ADDRESS NEW OWNER AS:
G. Co. Investments, LLC
301 Northcreek Blvd., #208
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: Jarod C. Richert, Esq.
516 S Main St.
Springfield, Tennessee 37172

NO TITLE EXAM, NO CLOSING
Prepared Solely From Information Supplied by the Parties

Map & Parcel 071 12 0 319.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 25 day of March, 2021, between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, referred to herein as Party of the First Part, and **G. CO. INVESTMENTS, LLC**, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of the sum of ONE DOLLAR ($1.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part, survivor and assigns, all of its right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Joywood Estates, Section 2, as of record in Book 5210, Page 333, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

BEING the same property conveyed to Patrick J. Schroeder by deed from Gary Pennington and wife, Elaine R. Pennington, as Instrument No. 20061025-0132322, Register's Office for Davidson County, Tennessee. Next, the same property purchased by G. Co. Investments, LLC, via tax sale by the Clerk and Master for Davidson County, Tennessee with an Order Confirming Sale of record as Instrument No. 20170705-0067157, said Register's Office. The purpose of this Deed is to Quiet Title as to all right, title and interest that Patrick J. Schroeder may have in the property, by vesting any such interest in G.Co. Investments, LLC.

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

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

FEDERAL HOME LOAN MORTGAGE CORPORATION
by its attorney-in fact Dyck-O'Neal, Inc.

(Print): Mary B. Resch
Title: Execute Vice President and Chief Operations Officer

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Mary B Resch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the true and lawful attorney-in-fact for **Federal Home Loan Mortgage Corporation**, the within named bargainor, a corporation, and that Mary B. Resch as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Execute Vice President and Chief Operations Officer .

Witness my hand and official seal at office, this 25th day of March, 2021.

My Commission Expires: 08-10-2022

Debra Burris
Notary Public

DEBRA BURRIS
Notary Public, State of Texas
Comm. Expires 08-10-2022
Notary ID 11313394

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STATE OF TEXAS
COUNTY OF DALLAS

I, or we, hereby swear or affirm that the actual consideration for this transfer is $1.00.

Mary B. Resch, EVP/COO of
Dyck-O'Neal, Inc.

SUBSCRIBED and SWORN to before me, this the 25th day of March, 2021.

My Commission Expires: 08-10-2022

Debra Burris
NOTARY PUBLIC/Register

DEBRA BURRIS
Notary Public, State of Texas
Comm. Expires 08-10-2022
Notary ID 11313394

Party responsible for future property taxes:
G. Co. Investments, LLC
301 Northcreek Blvd., #208
Goodlettsville, TN 37072

TENNESSEE ELECTRONIC RECORDING CERTIFICATION

I, Mary B. Resch, EVP/COO of Dyck-O'Neal, Inc., do hereby make oath that I am the custodian of the electronic version of the attached Quitclaim Deed tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mary B. Resch, EVP/COO
Dyck-O'Neal, Inc.

State of TEXAS

County of DALLAS

Personally appeared before me, Phillip Allen Hall, a notary public for this county and state, Mary B. Resch, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.