Karen Johnson Davidson County
Batch# 676843 DEEDQC
07/14/2021 02:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210714-0094800

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-TBH-21-720

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TBH Properties, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME) **104 Allen Ct. S**	(NAME)	**043-02-0-114.00**
(ADDRESS) **Hendersonville, TN 37075**	(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, **DAVID A. HINES, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBH PROPERTIES, 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 **SUMNER** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Farview, Section Three, of record in Plat Book 3700, Page 113, Register's Office for said County, and described as follows:

Said Lot No. 95 fronts 73 feet on the Easterly side of May Drive and extends back between parallel lines, 140 feet to a dead line.

Tract II:

Land in Davidson County, Tennessee, and being a portion of Reserved Parcel B on the Plan of Farview, Section Three, of record in Plat Book 3700, Page 113, Register's Office for said County, described as follows:

Beginning at an iron pin at the Eastemmost common corner of Lots 94 and 95 of Farview, Section Three; thence with the Easterly line of Lot 95, North 21 degrees 31 minutes 00 seconds West 73.00 feet to an iron pin; thence leaving the Easternmost common corner of Lots 95 and 96, North 68 degrees 26 minutes 57 seconds East 146.27 feet to an iron pin; thence South 17 degrees 20 minutes 02 seconds East 73.20 feet to an iron pin; thence South 68 degrees 26 minutes 57 seconds West 140.93 feet to the point of beginning, containing 0.24 acres, more or less.

Being the same property conveyed to David A. Hines, married by Warranty deed from Scott Brisson, married of record in Instrument No. 20190724-0072801 Register's Office for Davidson County, Tennessee, dated July 23, 2019 and recorded on July 24, 2019.

****Said property is not the primary residence of the Grantor.**

This is **improved** property known as: **720 May Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 12 day of July, 2021.

David A. Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of July, 2021.

Notary Public
My Commission Expires: 9-4-2024
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOYD MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

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.

Dated: July 12, 2021

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.

This the 12th day of July, 2021.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY