Karen Johnson Davidson County
Batch# 680685 DEEDQC
07/21/2021 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210721-0097754

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Shawn Rohan 1501 Forest Garden Drive Brentwood, TN 37027	New Owner	081 10 0 281.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rohan Properties, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Shawn Rohan, a married man,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 342 on the Plan of J.M.T.J and G.W. Hardings Plan of record in Plat Book 21, Page 80, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rohan Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Rogers T. Martin, Jr., Andrew K. Martin, Alvarez M. Martin, Sandra Griffey and Vivian Y. Frierson, of record in Instrument No. 20140619-0053699, Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 19, 2014.

Being also known as 1710 23rd Avenue North, Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 16 day of July, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16 day of July, 2021.

Rohan Properties, LLC

By: _____
Shawn Rohan, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Rohan Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16 day of July, 2021.

_____
Notary Public

My Commission Expires: 05-05-25

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/19/2021 (date ~~of document~~).

Affiant Signature

07/19/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025