Karen Johnson Davidson County
Batch# 688171 DEEDQC
08/02/2021 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210802-0103247

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jansen King 1700 Porter Road Nashville, TN 37206	New owner	072-15-2O-001.00-CO 072-15-2O-002.00-CO

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, **Lori Anne Ladner, unmarried**, by these presents does hereby quitclaim and convey unto, **Jansen King, unmarried**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A and B on the Plan of Homes at 1700 Porter Road, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 1700 Porter Road, of record in Instrument No. 20201118-0135638,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 John F. Hayes and wife, Debra Delois Hayes by Warranty deed from James Yarbrough and Henry Winecoff of record in Book 9476, page 706 Register's Office for Davidson County , Tennessee, dated September 22, 1994 and recorded on September 28, 1994.

Being a portion of the same property conveyed to John F. Hayes by Quitclaim deed from Debra Delois Hayes of record in Book 9509, page 513 Register's Office for Davidson County , Tennessee, dated September 22, 1994 and recorded on November 02, 1994.

Being a portion of the same property conveyed to John F. Hayes and wife, Debra D. Hayes by Quitclaim deed from John F. Hayes of record in Book 10927, page 447 Register's Office for Davidson County , Tennessee, dated April 24, 1998 and recorded on May 12, 1998.

Being a portion of the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty deed from John F, Hayes and wife, Debra D. Hayes of record in Instrument No. 20200414-0038973 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 14, 2020.

Being a portion of the same property conveyed to DBG Partners LLC by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20200416-0039948 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 16, 2020.

Being the same property conveyed to Jansen King and Lori Anne Ladner, both unmarried, by Warranty Deed from DBG Partners LLC, a Tennessee General Partnership of record in Instrument No. 20210707-0091273 Register's Office for Davidson County, Tennnessee, dated July 1, 2021 and recorded on July 7, 2021.

Being also known as 1700 Porter Road, Nashville, TN 37206.

STATE OF Mississippi
COUNTY OF Harrison

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27 day of July, 2021.

Affiant

My commission expires: 08/20/2024 (Affix Seal)

Cristal Turner
Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 229695 CRISTAL TURNER Commission Expires Aug. 20, 2024 JACKSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27 day of July, 2021.

Lori Anne Ladner

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Lori Anne Ladner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27 day of July, 2021.

Cristal Turner
Notary Public

My Commission Expires: 08/20/2024

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 229695 CRISTAL TURNER Commission Expires Aug. 20, 2024 JACKSON COUNTY

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 07/30/2021 (date of document).

Affiant Signature

07/30/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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

NOTARY'S SEAL