QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 698598 DEEDQC
08/17/2021 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210817-0110695

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/1/2025
(AFFIX SEAL)

CYNTHIA ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NFALebanon, LLC, a Tennessee Limited Liability Company (NAME)	Matthew Neuhaus (NAME)	107-13-0-100
927 Goodbar Drive (ADDRESS)	2524 Titan Lane (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

THIS INDENTURE made this 23 day of July, 2021 between **Matthew David Neuhaus, a married man**, First Parties and **NFALebanon, LLC, a Tennessee Limited Liability Company**, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which hereby acknowledge, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Being Lot No. 46 on the Map of Miro Meadows, as of record in Book 1424, Page 94, Register's Office of Davidson County, Tennessee. Said Lot Number 46 fronts 70 feet on the West Side of Goodbar Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed unto Michael Hofacker by deed from Wells Fargo Bank Minisota, N.A., as Trustee for Delta funding home Equity Loan Trust 1998-4. Dated 06/02/2008 Recorded 06/17/2008. Instrument No. 20050617-0069809

Being the same property conveyed unto Matthew David Neuhaus, a married man, by warranty deed from Michael Hofacker, a single man, on March 8, 2021 and recorded on March 12, 2021 as Instrument No. 20210312-0033058 in the Register's Office in Davidson County, Tennessee.

Being the improved property known as 927 Goodbar Drive Nashville, TN 37217
This property is not the homestead or current residence of the grantors or their spouses.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hands and seal this 23 day of July, 2021.

Matthew Neuhaus

State of Tennessee
County of Williamson

Personally, appeared before me Matthew Neuhaus, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23 day of July, 2021

Notary Public

My Commission Expires: 3/1/2025

CYNTHIA ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 on August 16, 2021.

8/16/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on August 16, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

08/16/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

