Karen Johnson Davidson County
Batch# 712873 DEEDQC
09/10/2021 11:56:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210910-0121527

**THIS INSTRUMENT PREPARED BY:**
**Southland Law Group, PLLC**
**7101 Executive Center Drive, #151**
**Brentwood, TN 37027**

**NEW OWNER:**
The Lux Development Group, LLC
528A Donelson Pike
Nashville, TN 37214

**SEND TAX BILLS TO:**
NEW OWNER

**MAP/PARCEL:**
87-10-A 30.00CO

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **THE WISE GROUP, INC., a Tennessee corporation**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **THE LUX DEVELOPMENT GROUP, LLC, a Tennessee limited liability company,** all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the FINAL PLAT AARONS CRESS A CLUSTER LOT DEVELOPMENT PHASE 1B, as shown on plat of record in Instrument No. 20070910-0108427, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to Wise Group, Inc., a Tennessee Corporation by deeds of record in Instrument No. 20110523-0039460 as corrected in Instrument No. 20121218-0116487, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 709 Braxton Drive, Hermitage, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 3rd day of September, 2021.

**THE WISE GROUP, INC.**

By: Alan R. Wise President
Name: Alan R. Wise
Title: President

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan R. Wise, 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 President of The Wise Group, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 3rd day of September, 2021.

NOTARY PUBLIC
My Commission Expires:
10/3/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 3rd day of September, 2021.

Notary Public

My commission expires: 10/3/21