NEW OWNER - TAX BILLS
NASH PROPERTIES, LLC
6003 FAIRWOOD BEND
ACWORTH, GA 30101

Prepared By

Name: Lerman Law Associates, Pc
Address:
125 Townpark Drive
Suite 300
Kennesaw, Georgia 30144

After Recording Return To

D&K Rental Properties, LLC
6003 Fairwood Bend
Acworth, Georgia 30101

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 715608 DEEDQC
09/14/2021 01:59:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210914-0123295

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($10.00) in hand paid to **DONALD A. RUGGIRELLO and KATHLEEN F. RUGGIRELLO,** as husband and wife, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to **NASH PROPERTIES, LLC** (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the 3rd Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. G-11 as set fourth in the Master Deed Establishing Lenox Creekside, Phase I, a Condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as instrument No. 200603066-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2 and E3, of said Master Deed.

Being the same property conveyed to Kathryn A. Wilson by Deed dated December 24, 2013 from Kathryn A. Wilson FKA Kathryn A. Copeland, recorded January 21, 2014, in Instrument Number 20140121-0005120, in the Official Records of Davidson County, Tennessee.

SOURCE OF TITLE 2019 0104-0001220

This Property as 8431 Callabee Way, G-11, Antioch, TN 37013.

D. Ruggiello 9/14/2021

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

And I do covenant with said Grantee, their heirs, and assigns, that I are lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions: D. Ruggiello 9/14/2021

1. 2021 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.
3. Right of Way easement granted to Gulf Interstate Gas as contained in Book 2203, page 579, Book 2244, page 11, Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer and Storm Drainage as contained in Book 9487, page 901, Book 9487, page 914, Register's Office for Davidson County, Tennessee.

Donald A. Ruggiello
Grantor's Signature

DONALD A. RUGGIRELLO
Grantor's Name

6003 FAIRWOOD BEND
Address

ACWORTH, GA 30101
City, State & Zip

Kathleen F. Ruggiello
Grantor's Signature

Kathleen F. Ruggiello
Grantor's Name

6003 Fairwood Bend
Address

Acworth, GA 30101
City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

125 Jumpers Dr Sts..
Address

Kennesaw GA 30144
City, State & Zip

Witness's Signature

Laura Orman
Witness's Name

125 Jumpers Dr Sts..
Address

Kennesaw GA 30144
City, State & Zip

STATE OF GEORGIA

COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald A. Ruggirello and Kathleen F. Ruggirello, as husband and wife, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 31 day of August, 2021.

Notary Public

My Commission Expires: 8.14.2022



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Donald A. Ruggirello **Affiant**
Subscribed and sworn before me this the
14 **Day of** September, 2021.
Brandi Wan, **Deputy Register**