Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Sharon E. Garner and John V. Garner 1500 Indian Springs Dr. Franklin, TN 37064	New Owner	072-15-0-054.00

Return To:

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
~~1704 Charlotte Avenue, Suite 105~~
~~Nashville, Tennessee 37203~~
318 Seaboard Ln, Suite 115
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

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 9 day of July, 2021.

Notary Public

My Commission Expires: _____
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ReyGar, LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Sharon E. Garner and John V. Garner, wife and husband**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of JAMES BURNS PLAN, as shown by plat of record in Plat Book 161, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to ReyGar, LLC, a Tennessee limited liability company, by Quitclaim Deed from Amy L. Reynolds, unmarried, as to an undivided 50% interest (the "Individual Interest"), and Sharon E. Garner and husband, John V. Garner, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and the Entirety Interest, as they relate to each other, being held as tenants-in-common, dated February 3, 2014, recorded February 6, 2014, of record in Instrument No. 20140206-0010534, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Amy L. Reynolds, unmarried, Sharon E. Garner and husband John V.

Karen Johnson Davidson County
Batch# 731834 DEEDQC
10/08/2021 10:23:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211008-0135454

Garner, by Warranty Deed from Patricka Cole, unmarried, dated August 30, 2013, recorded September 9, 2013, of record in Instrument No. 20130909-0094917, said Register's Office.

This is improved property known as: **2128 Burns Street, Nashville, Tennessee 37216.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantors and Grantees. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 9 day of July, 2021.

GRANTOR:

ReyGar, LLC
a Tennessee limited liability company

By: _____
Amy L. Reynolds, Member

By: _____
Sharon E. Garner, Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy L. Reynolds and Sharon E. Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of ReyGar, LLC, a Tennessee limited liability company, and that they are authorized by ReyGar, LLC to execute this instrument on its behalf.

IN WITNESS WHEREOF, this the 9 day of July, 2021.

_____
Notary Public
My Commission Expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024