Karen Johnson Davidson County
Batch# 738113 DEEDQC
10/18/2021 10:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211018-0139385

Name and Address of New Owner:
TXCAAL Investments, LLC – Series C
745 East Woodlands Trail
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC
110 30th Ave. S
Nashville, TN 37212

Map & Parcel No: 172-03-0B-025.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Denton and Jay Denton,** hereinafter called the Grantor(s), convey and quitclaim unto **TXCAAL Investments, LLC – Series C,** a Texas limited liabity company, hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, Page 635, 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 the same property conveyed to Jared J. Ribble and Krystal Ribble, husband and wife, by Warranty Deed from Chun-Ming Ho and wife, Jui-Fang Hung, of record in Instrument No. 20110527-0040724, Register's Office for Davidson County, Tennessee, dated May 20, 2011 and recorded on May 27, 2011. (Value of consideration shown

in aforementioned deed $177,900.00.)

Being the same property conveyed to Mark Denton and Jay Denton, by Warranty Deed from Jared J. Ribble and Krystal Ribble, husband and wife, of record Instrument No. 20210823-0113804, Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 23, 2021. (Value of consideration shown in aforementioned deed $577,000.00.)

Being also known as 745 East Woodlands Trail, Nashville, Tennessee 37211.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6 day of October, 2021.

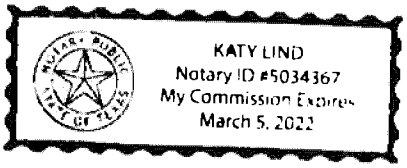
__(SEAL)
Mark Denton

STATE OF Texas)
)
COUNTY OF Tarrant)

Personally appeared before me, a Notary Public in and for said State and County, **Mark Denton,** the within named bargainor, with whom I am personally acquainted (or proved to

me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of October, 2021.



Katy E Lind

Notary Public
My commission expires:
3/5/2022

(SEAL)
Jay Denton

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Jay Denton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of October, 2021.

Becky Elizabeth Burch

Notary Public
My commission expires:
11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 13 day of October, 2021.

Becky Elizabeth Burch
Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10/13/21.

Affiant Signature

10/13/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of October, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-21

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON