QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 741058 DEEDQC
10/21/2021 12:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211021-0141436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2022

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stanley Hopp (NAME)	**Same** (NAME)	
154B Cheek Rd (ADDRESS)	(ADDRESS)	**09416002700**
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STANLEY HOPP, MARRIED, AND TORQUE DEVELOPMENT GROUP, LLC ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

STANLEY HOPP, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE UNDEVELOPED PORTION OF PROPERTY SHOWN ON THE PLAN OF SPENCE CIRCLE, OF RECORD IN BOOK 1424, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 210 FEET SOUTH 86° EAST OF THE NORTHEASTERLY MARGIN OF LOT 27 SHOWN ON THE SAID PLAN IN BOOK 1424, PAGE 62, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT NO. 30 SHOWN ON THE PLAN OF SPENCE CIRCLE, FIRST ADDITION, OF RECORD IN BOOK 1835, PAGE 43, SAID REGISTER'S OFFICE; THENCE SOUTH 2° 7' WEST 233.84 FEET, ALONG THE EASTERLY LINE OF SAID LOT NO. 30, TO THE SOUTHEAST CORNER OF SAID LOT NO. 30; THENCE SOUTHWARDLY 50 FEET, MORE OR LESS, ACROSS SPENCE COURT TO THE NORTHEASTERLY CORNER OF LOT NO. 31 ON THE SAID PLAN OF RECORD IN BOOK 1835, PAGE 431; THENCE SOUTH 2° 7' WEST 159 FEET, ALONG THE EASTERLY LINE OF SAID LOT NO. 31, TO THE SOUTHEAST

CORNER OF SAID LOT NO. 31; THENCE NORTH 86° 34' WEST 70 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT NO. 31, TO THE SOUTHWEST CORNER OF SAID LOT NO. 31, BEING ALSO THE SOUTHEAST CORNER OF LOT NO. 17 ON THE PLAN IN BOOK 1424, PAGE 62; THENCE SOUTH 2° 5' WEST 145 FEET, ALONG THE WESTERLY LINES OF LOT NOS. 18 AND 19 ON THE PLAN OF RECORD BOOK 1424, PAGE 62, TO THE SOUTHEAST CORNER OF SAID LOT NO. 19, BEING ALSO THE NORTHWEST CORNER OF LOT NO. 32 ON THE PLAN OF SPENCE CIRCLE, SECTION TWO, OF RECORD IN BOOK 1835, PAGE 46; THENCE SOUTH 85° 30' 28" EAST 246.39 FEET, ALONG THE NORTHERLY LINES OF LOT NOS. 32, 33, 34 AND 36 ON THE PLAN IN BOOK 1835, PAGE 46, TO THE NORTHEASTERLY CORNER OF SAID LOT NO. 35; THENCE NORTH 3° 44' EAST 418.08 FEET TO A POINT; THENCE SOUTH 87° 13' EAST 214.16 FEET TO A POINT; THENCE NORTH 13° 54' WEST 180.68 FEET TO A POINT; THENCE NORTH 86° 35' WEST 349.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STANLEY HOPP AND TORQUE DEVELOPMENT GROUP, LLC, BY WARRANTY DEED FROM OLYMPUS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20180103-0001101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TORQUE DEVELOPMENT GROUP, LLC, HAVING SINCE TERMINATED ON MARCH 6, 2020, AND HEREBY EXECUTES THIS INSTRUMENT IN FURTHERANCE OF WINDING UP THE ENTITIES AFFAIRS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **unimproved** property known as: **0 Spence Ct., Nashville, TN 37210**

Witness our hands this the 14th day of October, 2021.

Stanley Hopp

Stanley Hopp

TORQUE DEVELOPMENT GROUP, LLC

* See attached

Devan McClish, Member

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 14th day of October, 2021.

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tracy L. Umeda

Notary Public
My Commission Expires: 10/02/2023

STATE OF _____)
COUNTY OF _____)

On this the _____ day of _____, 2021, before me personally appeared **Devan McClish**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Torque Development Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Torque Development Group, LLC, as Member.

Witness my hand and official seal, this the _____ day of _____, 2021.

_____

Notary Public
My Commission Expires:

This is **unimproved** property known as: **0 Spence Ct., Nashville, TN 37210**

* See previous page
Stanley Hopp

TORQUE DEVELOPMENT GROUP, LLC

Devan McClish, Member

STATE OF _____)
COUNTY OF _____)

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

Witness my hand and official seal, this the _____ day of _____, 2021.

_____
Notary Public
My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

On this the **14th** day of October, 2021, before me personally appeared **Devan McClish**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Torque Development Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Torque Development Group, LLC, as Member.

Witness my hand and official seal, this the **14th** day of October, 2021.

_____
Notary Public
My Commission Expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian 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 **10/14/21**.

Date

Affiant Signature

10/14/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **October**, 20 21.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025