Karen Johnson Davidson County
Batch# 753035 DEEDQC
11/10/2021 01:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211110-0150360

QUITCLAIM DEED

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/9/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lockland Law Group, LLC
204 South 11th Street
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L.A.N.D. Group, LLC	**New Owner**	
(NAME)	(NAME)	**086-00-0-101.00** **086-00-0-264.00**
277 Mallory Station Rd, Suite 102		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

***** THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE MAP & PARCEL NUMBERS INTO ONE MAP AND PARCEL NUMBER. *****

Tract I: **Map/Parcel** 086-00-0-101.00: 1160 Tulip Grove Rd., Hermitage, Tennessee 37076

Land in 4th Civil District of Davidson County, Tennessee, being parcel #101 of Map 86.

Said parcel or tract #101 lying on the westerly boundary of Tulip Grove Road.

Beginning at a point in the westerly margin of Tulip Grove Road, said point being the northeasterly corner of lot #34 in Hermitage Woods Subdivision of record in Book 5200 page 161 RODC, TN: Thence with the northerly line of said Lot #34 N 72 deg. 21' W 166.75 feet to a point; thence, N 67 deg. 40' W 225 .25 feet to a point in the easterly line of G. H. Robertson property; thence, N 7 deg. 55' E 347 feet to a point, the southwesterly corner of Elizabeth A. Steward; thence, S 69 deg. 45' E 224.14 feet to a point in the westerly margin of Tulip Grove Road; thence, along said westerly margin S 17 deg. 45' E 287.5 feet to a point; thence along a curve 129.9 feet to the point of beginning, containing 2.45 acres more or less.

Being the same property conveyed to Joann Davis by Warranty deed from Joe E. Davis of record in Book 6368, page 788, Register's Office for Davidson County, Tennessee, dated July 23, 1984, and recorded on August 20, 1984.

Being the same property conveyed to Jo Ann Davis by Quitclaim deed from Joe E. Davis, a widower of record in Book 893 7, page 8, Register's Office for Davidson County, Temlessee, dated March 15, 1993, and recorded on May 4, 1993.

Being the same property conveyed by Special Warranty Deed from Jo Ann Davis to L.A.N.D. Group, LLC, a Tennessee limited liability company, recorded on the 16th day of August, 2019 in Instrument No. 20190816-0082464 in the Register's Office of Davidson County, Tennessee.

Tract II: **Map/Parcel** 086-00-0-264.00: 3 Tulip Grove Rd., Hermitage, Tennessee 37076

Being a certain parcel of land located in the 2nd Civil District of Davidson County, Tennessee; and being more particularly described as follows: Parcel 264, Hermitage Woods, Section 3-A, Book 5200, page 161.

Beginning at on old iron rod in the Northwest corner of parcel number 117 of property map 86-12, Davidson County, Tennessee, Hermitage Woods, Section 3-A, Plat Book 5200, Page 161 R.O.D.C., Tennessee; thence running with said section for the next two calls, South 60 degrees 47' 30" East 305.11 feet to an old iron rod; thence North 01 degree 21' 57" West 263.52 feet to a new iron rod in the Joe E. Davis South property line, also being the Northwest corner of parcel 34 of Hermitage Woods, Section 3-A; thence running with .6; the Joe E. Davis property North 72 degrees 20' 38" West 30.00 feet to a point; thence North 70 degrees 28' 39" West 225.26 feet to a point; thence leaving the Joe E. Davis property and running with the Charles Ewin property as evidenced in Deed Book 4385, Page 365 R.O.D.C.; Tennessee. South 05 degrees 29' 41" West 199.85 feet to the point of beginning, and containing 1.361 acres, more or less (59,207 sq. ft.).

Being the same property conveyed to Builders Unity Development Company by Warranty deed from George H. Robertson and Hybebah J. Robertson of record in Book 6804, page 397, Register's Office for Davidson County, Tennessee, dated December 19, 1985 and recorded on March 14, 1986.

Being the same property conveyed to Gary McCrary by Final Decree Confirming Sale from Builders United Dev. Co. of record in Book 8574, page 955, Register's Office for Davidson County, Tennessee, dated February 24, 1992 and recorded on March 15, 1992.

Being the same property conveyed to Wang-Fu Qin by Final Decree Confirming Sale from C & M - all right title & interest of Gary McCrary of record in Book 10321, page 871, Register's Office for Davidson County, Tennessee, dated November 20, 1996 and recorded on January 16, 1997.

Being the same property conveyed by Warranty Deed from Wang-Fu Qin to L.A.N.D. Group, LLC, a Tennessee limited liability company, recorded on the 16th day of August, 2019 in Instrument No. 20190816-0082465 in the Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand this the 29 day of October, 2021.

L.A.N.D. Group, LLC
A Tennessee limited liability company

By: _____
Name: Brandon C. Knox
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of L.A.N.D. Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29 day of October, 2021.

Denise Foster
Notary Public

My Commission Expires: 1-16-24

DENISE FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/5/2021 (date ~~of document~~).

Affiant Signature

11/5/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025