Karen Johnson Davidson County
Batch# 763467 DEEDQC
11/30/2021 02:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211130-0158128

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Focus Builders, LLC 2002 Richard Jones Road, Suite C304 Nashville, TN 37215	New Owner	116-16-0-103.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **The Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company**, does hereby quitclaim and convey unto **Focus Builders, LLC a Tennessee Limited Liability Company**, his successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 14th day of November, 2021.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of November, 2021.

The Focus Group of Tennessee, LLC
A Tennessee limited liability company

Seth M. Argo, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Seth M. Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Focus Group of Tennessee, LLC, the within named bargainor, a Limited Liability Company, and that such Seth M. Argo as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a Member.

Witness my hand and seal, at office on this 16th day of November, 2021.

Notary Signature

Printed Name: JATIN A. SHAH

My commission expires: 7/13/2024

JATIN A. SHAH
NOT. COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 25 of Part 1, Wallace Subdivision, as of record in Book 1424, Page 16, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Sneed Avenue, at the corner of Lots Nos. 24 and 25; thence with the Westerly margin of said Avenue, Northwardly 109.9 feet to the beginning of a curve; thence around said curve in a Northwesterly direction 31.5 feet to the Southwesterly margin of Sneed Terrace; thence with the Southerly margin of said Sneed Terrace, Westwardly 189.9 feet to the Northwest corner of Lot No. 25; thence with the West line of said lot; Southwardly 130 feet to the corner of Lots Nos. 24 and 25; thence with the line between said Eastwardly 210 feet to the Westerly margin of Sneed Avenue, the point of beginning.

Being the same property conveyed to Paul Thomas Miller and wife, Linda M. Miller by Installment deed from Thelma S. Booth, a widow of record in Book 4912, page 986, Register's Office for Davidson County, Tennessee, dated May 14, 1975 and recorded on May 15, 1975

Being the same property conveyed to James P. Guenther by Quitclaim deed from Paul Thomas Miller and Linda M. Miller of record in Book 5169, page 602, Register's Office for Davidson County, Tennessee, dated July 11, 1977 and recorded on July 11, 1997.

Being the same property conveyed to Paul Thomas Miller and wife, Gail Andrews Miller by Quitclaim deed from Paul Thomas Miller of record in Instrument No. 20020906-0108218 Register's Office for Davidson County, Tennessee, dated March 13, 2002 and recorded on September 06, 2002.

Being the same property conveyed to Paul Thomas Miller, Trustee of the Paul Thomas Miller Living Trust, established by the Revocable Trust Agreement of Paul Thomas Miller dated February 2, 2019 by Quitclaim deed from Paul Thomas Miller of record in Instrument No. 20190211-0012694 Register's Office for Davidson County, Tennessee, dated February 02, 2019 and recorded on February 11, 2019.

Being the same property conveyed to The Focus Group of Tennessee, a Tennessee Limited Liability Company by Warranty deed from Franklin Scott Miller, Successor Trustee of The Paul Thomas Miller Living Trust dated February 02, 2019 of record in Instrument No. 20201102-0127472 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on November 02, 2020.

Being also known as 4001 Sneed Road, Nashville, Tennessee 37215.

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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

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

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025