QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 770342 DEEDQC
12/08/2021 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211208-0162918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

THIS INSTRUMENT WAS PREPARED BY:
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, TN 37212

New Owner:	Send Tax Bills To:	Map-Parcel Number:
John W. Dant, III and Ginny B. Dant 3815 Harding Place Nashville Tennessee 37215	SAME	130-08-0-107.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VanDan Development, LLC, dba ValDan Development, LLC, a Tennessee limited liability company,** hereinafter collectively called the Grantor, has bargained and sold, and by these presents does quitclaim and convey unto **John W. Dant, III and Ginny B. Dant, a married couple** hereinafter collectively called the Grantee, its heirs and assigns, one hundred percent (100%) of Grantor's interest in a certain tract or parcel of land in Davidson county, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference ("Property"). Upon the effective date of this quitclaim deed, title to the property shall be held in the name of **JOHN W. DANT, III AND GINNY B. DANT.**

THE PREPARER OF THIS DEED DID NOT PERFORM A TITLE SEARCH ON THE AFOREMENTIONED PROPERTY. THIS QUITCLAIM DEED WAS PREPARED USING INFORMATION SUPPLIED BY THE PARTIES AND PREPARER HEREBY WAIVES ANY WARRANTY OR ACCURACY OF TITLE.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURES ON THE FOLLOWING PAGE)

Witness our hands this 6 day of December, 2021.

GRANTOR:
VanDan Development, LLC dba ValDan Development, LLC
a Tennessee limited liability company

By: John W. Dant, III
Its: Member

By: Juan Vallarino
Its: Member

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ ROBERTSON)

Before me, a Notary Public of said County and State, personally appeared John W. Dant, III to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of VanDan Development, LLC dba ValDan Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 6 day of December, 2021.

Notary Public

My commission expires: 7/24/24

AMY M IGOU
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ ROBERTSON)

Before me, a Notary Public of said County and State, personally appeared Juan Vallarino to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of VanDan Development, LLC dba ValDan Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 6 day of December, 2021.

Notary Public

My commission expires: 7/24/24

AMY M IGOU
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

REAL PROPERTY DESCRIPTION

Tract No. 1:
A tract or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S. M. McMurray Engineering Company, September 16, 1938, as follows:

Beginning at a stake on the southerly margin of Harding Place 640 feet west of the westerly margin of Estes Avenue; thence with said Harding Place westwardly 200 feet to a stake; thence at right angles southwardly 335 feet to a stake; thence at right angles eastwardly 200 feet to a stake; thence at right angles northwardly 335 feet to the beginning.

Tract No. 2:
A small tract or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S. M. McMurray Engineering Company, September 16, 1938, as follows:

Beginning at a point on the southerly margin of Harding Place, 637 feet more or less west of the westerly margin of Estes Avenue; thence with said Harding Place, westerly 3 feet to a point at the northeast corner of the property conveyed to James H. Curran and wife, Marye S. Curran, by deed from Oscar Goodwin, of record in Book 1045, Page 247, Register's Office for said County; thence along Curran's easterly line southerly 334 feet, more or less to a point; Curran's southeast corner; thence easterly 3 feet; thence northerly parallel to Curan's easterly line 334 feet; more or less, to the point of beginning.

Tract No. 3:
Being Lot No. 3 on the Plan of Ramer Subdivision of record in Book 4595, Page 86 as revised in Book 4715, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to VanDan Development, LLC, dba ValDan Development, LLC, by Warranty Deed by Ross J. Falzone and wife, Kelly Falzone, of record in Instrument Number 20170524-0051494 in the Register's Office for Davidson County, Tennessee.

All Tracts now being Lot 1, as shown on the map entitled VanDan Development, LLC, of record in Instrument Number 20180921-0093828 in the Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more and complete and accurate description.

This property is commonly known as 3815 Harding Place, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, Maria C Moore, 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 December 6, 2021 (date of document).

Maria C Moore
Affiant Signature

12-6-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of December, 2021.

Brooke K. Powers
Notary's Signature

MY COMMISSION EXPIRES: 11/6/24

NOTARY'S SEAL

