Karen Johnson Davidson County
Batch# 793438 DEEDQC
01/20/2022 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220120-0007697

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
George Franklin Grundler II
& Shirley Anne Myers
824 Rachels View
Hermitage, TN 37076

Send Tax Bill to
New Owner

Map/Parcel Number
075-11-0-235.00

State of Tennessee
County of Williamson

The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00.

Affiant

MARK S. WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to
before me, this the 28 day
of September, 2021.

Notary Public

My Commission Expires:
6/14/25

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SAGE LEGACY, LLC A VIRGINIA LIMITED COMPANY,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **GEORGE F. GRUNDLER II & SHIRLEY A. MYERS,** JOINT OWNERSHIP WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 824 Rachels View, Hermitage, TN 37076.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23 day of September, 2021.

Sage Legacy, LLC

George Franklin Grundler II, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GEORGE F. GRUNDLER II** the Grantor, 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 23 day of September, 2021.

My commission expires: 9-6-22

Notary Public

** Said Grantor is a member of Sage Legacy, LLC and executed this instrument as a Member of said LLC.

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Sage Legacy, LLC

Shirley Anne Myers

Shirley Anne Myers, Member

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHIRLEY ANN MYERS the Grantor, 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 23 day of September, 2021.

My commission expires: 09-30-2022

Notary Public

Jayson Richard Fugal
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7338547
Com. Exp. Sep. 30, 2022

**Said Grantor is a member of Sage Legacy, LLC and executed this instrument as a member of said LLC.

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 56-B on the plan of the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, Rachel's Square, Section Two, as of record in Plat Book 6250, Page 541, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to George Franklin Grundler II and Shirley Anne Myers from Sage Legacy, LLC a Virginia Limited Company, by Quitclaim Deed dated ___/___/_____ of record in Book _____, Pages _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sage Legacy, LLC, a Virginia limited liability company, by Warranty Deed dated 01/29/2021 from Didacus O. Onodingene, unmarried, of record in Instrument No. 20210201-0014271, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9-23-21.

Affiant Signature

1-12-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 12 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY