QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 793848 DEEDQC
01/21/2022 11:39:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220121-0008111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2022.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/2025
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Barrington Davis and Michael James Davis	**Same**	
(NAME)	(NAME)	**086-14-0D-031.00-CO**
26 Travis Park Dr		
(ADDRESS)	(ADDRESS)	
Sugar Land, TX 77479		
(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,

ERIC BARRINGTON DAVIS, TRUSTEE OF THE PARTNERSHIP AGREEMENT BETWEEN ERIC BARRINGTON DAVIS AND MICHAEL JAMES DAVIS DATED DECEMBER 2022 ("GRANTOR")

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

ERIC BARRINGTON DAVIS AND MICHAEL JAMES DAVIS ("GRANTEE")

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 LOT NO. 31 ON THE PLAN OF HERMITAGE POINT, PHASE 2, CLUSTER LOT SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20191004-0101983, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERIC BARRINGTON DAVIS, TRUSTEE OF THE PARTNERSHIP AGREEMENT BETWEEN ERIC BARRINGTON DAVIS AND MICHAEL JAMES DAVIS DATED DECEMBER 2022, BY WARRANTY DEED FROM COREY HOBBS AND CASSANDRA HOBSM HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20221220-0167978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WHEREAS ERIC BARRINGTON DAVIS AND MICHAEL JAMES DAVIS ENTERED INTO A JOINT VENTURE DATED DECEMBER 2022 AND WHEREAS VESTING IN THE AFOREMENTIONED DEED OF RECORD IN INSTRUMENT NUMBER 20221220-0167978 WAS INCORRECT. VESTING SHOULD HAVE BEEN HELD IN THEIR NAMES INDIVIDUALLY.

BOTH ERIC BARRINGTON DAVIS AND MICHAEL JAMES DAVIS JOIN IN THIS CONVEYANCE IN ORDER TO CONVEY ANY AND ALL INTEREST THEY HAVE IN THE SAID PROPERTY TO THEMSELVES AS INDIVIDUALS.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO CORRECT THE ERROR IN VESTING ON THE AFOREMENTIONED WARRANTY DEED.

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

*****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 **improved** property known as: **208 Hermitage Point Drive, Hermitage, Tennessee 37076**

Witness our hands this the 5th day of January, 2022.

ERIC BARRINGTON DAVIS

STATE OF Texas)
COUNTY OF Fort Bend)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC BARRINGTON DAVIS**, 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 5th day of January, 2022.

Notary Public
My Commission Expires: April 24, 2023

SHEA CRAIG
My Notary ID # 124501805
Expires April 24, 2023

MICHAEL JAMES DAVIS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL JAMES DAVIS**, 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 13 day of January, 2022.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023