Karen Johnson Davidson County
Batch# 795277 DEEDQC
01/26/2022 08:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220126-0009230

THIS INSTRUMENT PREPARED BY: **Hunter R. Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Michael J. Bannon, Affiant Subscribed and sworn to before me, this 23rd day of December, 2021. Notary Public My Commission Expires:

HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Bannon Farms, LLC c/o Michael J. Bannon 419 Barrywood Dr. Nashville, TN 37211	SAME	163110E03000CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael J. Bannon and Brittany M. Hailes Bannon**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to an LLC established by the Grantors, hereby remise,

release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Bannon Farms, LLC, a Tennessee limited liability company**, with full power to sell, transfer, mortgage and convey, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 23rd day of December, 2021.

Michael J. Bannon

Brittany M. Hailes Bannon

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 Michael J. Bannon and Brittany M. Hailes Bannon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of December, 2021.

My Commission Expires: _____

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Oak Grove Townhomes, a plat of which is of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Joseph Bannon and Brittany M. Hailes Bannon, husband and wife, by deed from Dien Ngoc Nguyen, of record as Instrument No. 20191009-0103623, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to Master Deed, Bylaws and Charter of record in Instrument No. 200209300118631, amendments in Instrument No. 20040511-0053732 and Instrument No. 20040511-0053733, said Register's Office.

Easements of record in Book 3843, page 727, said Register's Office.

Michael J. Bannon and Michael Joseph Bannon are one and the same person.

This is improved property known as 2940 Baby Ruth Lane #3, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, 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 23, 2021

01-17-2022
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of January, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

