Karen Johnson Davidson County
Batch# 795282 DEEDQC
01/26/2022 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220126-0009238

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

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

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:

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	173-05-0A-231.00-CO

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 H. 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 H. 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 H. 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 all of Lot No. 231 (Two Hundred Thirty One) on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721- 0084791, as re-recorded of record in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Michael J. Bannon and Brittany H. Bannon, husband and wife, by deed from Jacob Ryan Jeanette and Ashley Jeanette, husband and wife, of record as Instrument No. 20161006-0105810, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- Subject to all matters on the Planned Unit Development Boundary Plan of Barnes Crossing of record in Instrument Number 20050128-0010427, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050721-0084791; re-recorded in Instrument No. 20050805-0092480 and Amended in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Instrument Number 20050721-0084791 and Instrument no. 20050811-0095171, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 2033 Shaylin Loop, 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)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024