PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF March, 2022.

Notary Public
My Commission Expires: 3/11/25

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Eagle Hook Properties, LLC **311 Mosley Dr.** **Brentwood, TN 37027**	**Same**	**052 12 0 093.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Derrick Sandoval has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Eagle Hook Properties, LLC, its successors and/or assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Reserved Parcel "A" on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Reserved Parcel A: Said Parcel fronts 90.0 feet on the southerly margin of Apache Lane and runs back 147.3 feet on the westerly and 150.0 feet on the easterly line to a rear line which measures 86.2 feet.

Being the same property conveyed to Derrick Sandoval by deed from Harold R. Render of record in Instrument No. 20211025-0142665, Register's Office for Davidson County, Tennessee.

This is improved property known as 1206 Apache Ln, Madison, Tennessee 37115.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 823050 DEEDQC
03/16/2022 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220316-0030711

WITNESS my hand this 9th day of March, 2022.

Derrick Sandoval

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick Sandoval the bargainor(s), 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 at Franklin, Tennessee, this 9th day of March, 2022.

Notary Public

My Commission expires 3/11/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

I, Emily Hobbs, 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 this 9th day of March 2022

Emily Hobbs

Dated March 9, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobbs who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 9th day of March, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY