Karen Johnson Davidson County
Batch# 824529 DEEDQC
03/18/2022 07:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220318-0031440

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Owen Development, LLC 1400 5th Avenue North Nashville, TN 37208	New Owner	073133A00100CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Paragon Group, LLC a Tennessee Limited Liability Company** and **Armstrong Real Estate, LLC a Tennessee Limited Liability Company**, does hereby quitclaim and convey unto **Owen Development, LLC a Tennessee Limited Liability Company**, its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, Homes At 1508 Wendell Avenue, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1508 Wendell Avenue, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 202105040059352, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Charles W. Porter and wife, Melissa K. Porter by Quitclaim deed from Charles W. Porter of record in Instrument No. 20060629-0077878 Register's Office for Davidson County, Tennessee, dated June 23, 2006 and recorded on June 29, 2006.

Being a portion of the same property conveyed to Paragon Group, LLC, a Tennessee Limited Liability Company and Armstrong Real Estate, LLC, a Tennessee Limited Liability Company by Warranty deed from Charles W. Porter and wife, Melissa K. Porter of record in Instrument No. 20210409-0047766 Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 09, 2021.

Being also known as 1508A Wendell Avenue Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this March 8, 2022.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of March, 2021.

Paragon Group LLC
A Tennessee Limited Liability Company

Brett Diaz, Member

Armstrong Real Estate, LLC
A Tennessee Limited Liability Company

Aaron Armstrong, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brett Diaz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Member of Paragon Group, LLC, and that the acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of March, 2022

Notary Public

My Commission Expires:

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Aaron Armstrong,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Member of Armstrong Real Estate, LLC, and that the acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of March, 2022

Notary Public

My Commission Expires:

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/10/2022 ____ (date of document).

Affiant Signature

03/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025