QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 827495 DEEDQC
03/24/2022 09:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220324-0033841

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
N&A Nashville Holdings, LLC	**Same**	
(NAME)	(NAME)	
2805 Lakeshore Drive		**041-11-0-053.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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,

JULIE ANN AGNEW AND NATHAN AGNEW, WIFE AND HUSBAND ("GRANTOR")

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

N&A NASHVILLE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/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. 396 ON THE PLAN OF BELLSHIRE ESTATES, SECTION OF RECORD IN PLAT BOOK 2331, PAGES 115-116, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 396 FRONTS 151.7 FEET ON THE SOUTHEASTERLY SIDE OF STILTON DRIVE AND RUNS BACK 297.5 FEET IN THE NORTHWESTERLY LINE AND 317 FEET ON THE SOUTHEASTERLY LINE TO REAR LINE ON WHICH IT MEASURES 131 FEET.

BEING THE SAME PROPERTY CONVEYED TO JULIE ANN AGNEW AND NATHAN AGNEW, WIFE AND HUSBAND BY WARRANTY DEED FROM LISA K. JOHNSON, A SINGLE WOMAN OF RECORD AS INSTRUMENT NO. 20170720-0073181 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 18, 2017 AND RECORDED ON JULY 20, 2017.

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

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****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: **3913 Stilton Drive, Nashville, TN 37207**

Witness our hands this the 11 day of March, 2022.

Nathan Agnew

Julie Ann Agnew

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nathan Agnew**, 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 11 day of March, 2022.

Notary Public
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Ann Agnew**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of March, 2022.

Notary Public
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 11, 2022**.

Affiant Signature

3 / 16 / 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

16th day of **March**, 20 22.

Notary's Signature

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4/30/22

Notary's Seal (if on paper)