PREPARED BY & RETURN TO:
1ST QUALITY TITLE, LLC
987 VESTA RD
LEBANON, TN 37090

Karen Johnson Davidson County
Batch# 873191 DEEDQC
06/16/2022 12:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220616-0069122

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, C&J Builders, LLC, a Tennessee limited liability company, does this day bargain, sell, release, remise, quitclaim and convey my interest unto Bagwell Construction Co. , LLC to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Units No. 32, 34, 35, 36, 37, 38, 39, 40, 41, and 42 The New Cumberland, Lot C, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., and as established by the Declaration of Covenants, Conditions and Restrictions for the Cumberland, Lot C of record in Instrument No. 202108180111887, Register's Office for Davidson County, Tennessee and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Declaration, reference in hereby made to the plan of The Cumberland, Lot C, for placement of Units, as shown on Exhibit "B" of the record in the Declaration of Covenants, Condition and Restriction for Homes At 1523 14th Avenue North, for a more complete identification and description of such Units.

Being part of the same property conveyed to D&M Development, LLC, a North Dakota limited liability company by Warranty Deed from Jake Douglas Cauley and Patti Parker Cauley, husband and wife, filed for record on January 2, 2018 as Instrument No. 20180102-0000580, Register's Office for said County.

Being the same property conveyed to C&J Builders, LLC , a Tennessee Limited Liability Company, by Warranty Deed from D&M Development, LLC, a North Dakota limited liability company, dated August 13, 2021, recorded August 18, 2021, of record in Instrument No. 20210818-0111888, Register's Office for said County.

This is unimproved property known as 948 Youngs Lane, Nashville, TN 37207.

THE CONVEYANCE IS SUBJECTTO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLET LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 10 day of June 2022.

Christopher B. Bagwell, Member

Jason McCoy, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Christopher B. Bagwell and Jason McCoy, with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Members of C&J Builders, LLC , the within named bargainor, a Tennessee limited liability company , and that they as such members , being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company , by the said Christopher B. Bagwell and Jason McCoy, as such Members.

Witness my hand this 10 day of June, 2022.

KRISTI MCCOY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/25/2023

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 10 day of June, 2022.

My Commission Expires: 3/25/2023

NOTARY PUBLIC

Map & Parcel No.: 070-07-R-002

Name and address of new owner:
Send tax bills to:
Christopher B. Bagwell
1415 Fairview Drive
Mt Juliet, TN 37122

KRISTI MCCOY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Certificate of Authenticity

I, **Kristi McCoy**, 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 **June 10 2022.**

Kristi McCoy 6/10/22

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **June 10, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

