Karen Johnson Davidson County
Batch# 891570 DEEDQC
07/20/2022 12:01:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20220720-0083146

RECORD AND RETURN TO:
Network Real Estate Partners, LLC
188 Front Street, Ste 118-16
Franklin, TN 37064

QUIT CLAIM DEED

BETHANY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires November 19, 2025

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 day of June 2022.

NOTARY PUBLIC

My commission expires: 11/19/2025

THIS INSTRUMRNT PREPARED BY:
NETWORK REAL ESTATE PARTNERS LLC 188 Front Street, STE 118-16, Franklin, TN 37064

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NUMBER
1310 Riverbrook, LLC STE B 5810 SHELBY OAKS DR Memphis, TN 38134-7315	Same address as new owner	097-02-0A-050.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS, Cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the Undersigned, **Magda Vivian Sadler, and Dale Anthony Sadler,** hereinafter called the Grantor, has quit claimed and sold and by these presents do hereby quit claim all its rights, title, and interest unto **1310 RIVERBROOK, LLC,** hereinafter called the Grantee, their successors and assigns forever, a certain parcel of real estate situated in Davidson County, Tennessee, and being further described as:

Being Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal Description.

Being the same property conveyed to MAGDA VIVIAN SADLER and DALE ANTHONY SADLER, HUSBAND AND WIFE, by warranty deed from MARCIA L. HART, UNMARRIED, Instrument No. 20141001-0090488, Register of Deeds Office of Davidson County, Tennessee, dated September 1, 2014.

Being the same property conveyed to MITCHELL T. HART AND MARCIA L. HART, HUSBAND AND WIFE, by warranty deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20100521-0039227, dated May 18, 2010, said Register's Office. The said Mitchell T. Hart having since passed away on June 28, 2014, leaving Marcia L. Hart as sole surviving tenant by entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBERANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1310 Riverbrook Drive, Hermitage, TN 37076** and is shown on all tax records as same, but such postal addresses are not part of the legal description of the property herein and any discrepancy, the legal description herein shall control.

Signature and Notary Statement to follow

WITNESS GRANTOR'S HAND, this 21 day of June, 2022

Magda Vivian Sadler

Dale Anthony Sadler

STATE OF TENNESSEE
COUNTY OF Sumner

Personally, appeared before me, the undersigned, a Notary Public in the County and State above, **Magda Vivian Sadler** proved to be on the basis of satisfactory evidence, and who, upon oath , executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand and seal, this 21 day of June, 2022.

BETHANY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires November 19, 2025

Notary Public signature

Bethany Fisher
Printed Notary Name

My commission expires: 11/19/2025

STATE OF TENNESSEE

COUNTY OF Sumner

Personally, appeared before me, the undersigned, a Notary Public in the County and State above **Dale Anthony Sadler** proved to be on the basis of satisfactory evidence, and who, upon oath , executed the foregoing instrument for the purposes therein contained

WITNESS, my hand and seal, this 21 day of June, 2022.

BETHANY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires November 19, 2025

Notary Public signature

Bethany Fisher
Printed Notary Name

My commission expires: 11/19/2025

Certificate of Authenticity

I ,**John Pegram,** do hereby make oath that I am a licensed Real Estate Broker and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Hillary Torrence ,** a notary public for this County and state, **John Pegram** , who acknowledges that this certification of an Electronic document is true and correct, whose signature I have witnessed.

Hillary Torrence

Hillary Torrence, Notary Public

My Commission Expires: 12/05/2022

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY