Karen Johnson Davidson County
Batch# 907804 DEEDQC
08/24/2022 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220824-0095724

Name and Address of New Owner:
Faulkner Holdings Group, LLC
707 Omandale Dr.
Nashville, TN 37204

Send Tax Bills To:
Faulkner Holdings Group, LLC
707 Omandale Dr.
Nashville, TN 37204

This Instrument Prepared By:
MHPS Title & Escrow
1935 21st Avenue South
Ste 100
Nashville, TN 37212

Map & Parcel No: 132-07-0-039

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00

AFFIANT

Subscribed and sworn to before me, this 23rd day of August, 2022.

Notary Public

My commission expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jay Tyler Faulkner and Rachel Faulkner, a married couple,** "the Grantor," convey and quitclaim unto **Faulkner Holdings Group, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Southmeade of record in Book 1835, page 118 and 119, Register's Office for said County.
>
> Being the same property conveyed to John Paulley and spouse, Tricia Paulley, by deed dated 08/05/2004, and recorded 08/13/2004, from Sidney R. Sadler and spouse, Angela Sadler, of record in Instrument Number 20040813-0098081 and being the same property conveyed to Jay Tyler Faulkner and Rachel Faulkner, a married couple, by deed dated 10/12/2021, and recorded 11/12/2021, from John Paulley, a married man, and Tricia Paulley, a married woman, of record in Instrument Number 20211112- 0150998, Register's Office for Davidson County, Tennessee.

Map & Parcel No: 132-07-0-039

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of August, 2022.

(SEAL)
Jay Tyler Faulkner, Grantor

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of August, 2022.

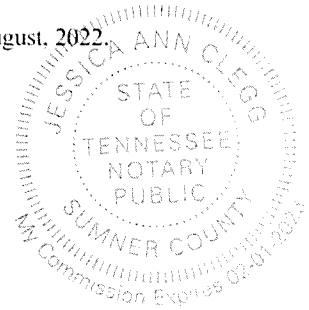
(SEAL)
Rachel Faulkner, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2022, before me personally appeared **Jay Tyler Faulkner**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2022.

Notary Signature
My commission expires:

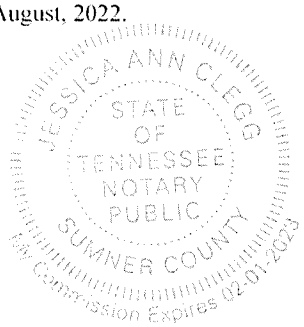


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2022, before me personally appeared **Rachel Faulkner**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or 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 TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024