Karen Johnson Davidson County
Batch# 919053 DEEDQC
09/20/2022 11:47:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220920-0104539

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Focus Builders, LLC 2002 Richard Jones Road Suite C304 Nashville, TN 37215	New Owner	116-12-0-158.00

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, **THE FOCUS GROUP OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**,by these presents does hereby quitclaim and convey unto **FOCUS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat First Revision of Re-subdivision Lot 1 Elder Place Subdivision of record in Plat at Instrument No. 20190507-0042701, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Stefan Baskin and Roger Baskin by Warranty deed from John Loudenslager and Michelle Cunningham of record in Instrument No. 20170803-0079274 Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 03, 2017.

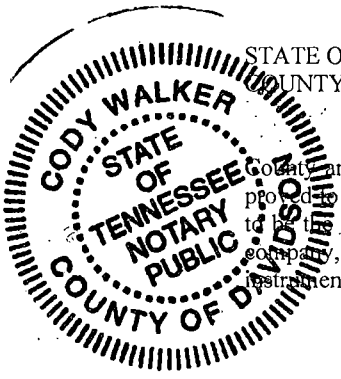
Being the same property conveyed to The Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Stefan Baskin and Roger Baskin of record in Instrument No. 20201231-0155273 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 31, 2020.

Being also known as: 4106 Elder Place, Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of September 2022.

The Focus Group of Tennessee, LLC,
a Tennessee limited liability company

By: _____
Seth M. Argo, Chief Manager



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 Seth M. Argo, 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 Chief Manager of The Focus Group of Tennessee, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September 2022.

Notary Public

My Commission Expires: 3-5-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16 day of September 2022.

Affiant

My commission expires: 3/3/2025
(Affix Seal)

Notary Public

