Karen Johnson Davidson County
Batch# 921212 DEEDQC
09/26/2022 09:03:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220926-0106036

File No.

QUITCLAIM DEED

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way, Brentwood, TN 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	**MAP – 034**
HTown Lighthouse LLC	Same as New Owner	**GROUP - 14 0A**
(NAME)	(NAME)	**PARCEL – 040.00**
5133 Harding Pk Ste B10 #185		
Nashville, TN 37205	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Southeastern Investments IV LLC,

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

HTown Lighthouse LLC,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being Lot Number 40, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument Number 20091231-0118971, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Megan K. Trott, Trustee, dated August 3, 2022 and filed of record August 9, 2022 in Instrument No. 20220809-0090427, Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1517 Stoney River Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 23 day of September, 2022.

Southeastern Investments IV LLC

member

Eric Sox, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, 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 **Authorized Member of Southeastern Investments IV LLC, a Tennessee limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

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

My Commission Expires

Commission expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.