Karen Johnson Davidson County
Batch# 926757 DEEDQC
10/06/2022 01:58:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221006-0110391

File No. **0922-004**

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 $ **-00-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL) My Commission Expires

THIS INSTRUMENT WAS PREPARED BY January 23, 2023
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 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-PARCEL NUMBERS
Dale Hire	SAME AS OWNER	MAP 058
(NAME) 4225 Cecil Sourt S	(NAME)	GROUP 00 0
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS)	PARCEL 165.00
(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, I/WE HEREBY CONVEY ANY AND ALL INTEREST HELD TO SAID GRANTEE,

Southeastern Investments IV LLC., a Tennessee Limited Liability Company

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

Dale Hire,

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

BEGINNING at a point in the centerline of Cato Road at the corner of a tract of 3.28 acres and being the southeast corner of this tract, said point being likewise southeast from a turn in Cato Road; thence along the line of said tract of 3.28 acres, North 81 deg. West 501 feet to a point; thence North 2 deg. 45 mins. West 70 feet to a point; thence North 72 deg. 30 mins. East 445 feet along Mayer's line to a point in the centerline of Cato Road; thence with the centerline of the same, South 30 deg. East 150 feet to the point of beginning, containing 1.11 acres, more or less.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from Mickel Law Firm, P.A., as Substitute Trustee for Mark A. Rosser, Trustee, dated August 31, 2022 and filed of record September 7, 2022 in Instrument No. $20220907-0100263 and corrected in Instrument No. 20220927-0106760, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements 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.

This is improved property known as **4387 Cato Road, Nashville, Tennessee 37218.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 1st day of October 2022.

Southeastern Investments IV LLC., a Tennessee Limited Liability Company

Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

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 **Managing Member** of **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 1st of October 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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.