Karen Johnson Davidson County
Batch# 936057 DEEDQC
10/31/2022 03:32:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221031-0117542

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
AJLV, LLC 350 Westpark Way, Suite 201 Euless, TX 76040	NEW OWNER	095 12 0 049.00

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, **Patrick Langan and Sarah Langan, husband and wife** "the Grantors," conveys and quitclaims unto **AJLV, LLC**, a Tennessee limited liability company, "the Grantee," Grantors' interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Woodberry Park, of record in Plat Book 2133, Page 117, 118, 119 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed to Patrick Langan and Sarah Langan, husband and wife, from James Chester, a single man, on August 29, 2022, and recorded on September 16, 2022, in Instrument No. 20220916-0103313 in the Register's Office for Davidson County, Tennessee.

Commonly Known As: 2533 Woodberry Drive, Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTORS, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 21st day of October, 2022.

Patrick Langan (SEAL)

Sarah Langan (SEAL)

STATE OF TEXAS)
)
COUNTY OF TARRANT)

Personally appeared before me, a Notary Public in and for said State and County, **Patrick Langan and Sarah Langan**, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of October, 2022.

NANCY FACARAZZO
Notary Public, State of Texas
Comm. Expires 04-19-2025
Notary ID 124416006

Notary Public
My commission expires: 04-19-2025

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $0.00.

(Affiant)

Notary Public My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY