Karen Johnson Davidson County
Batch# 958447 DEEDQC
01/05/2023 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230105-0001128

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 35339**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this ~~transfer~~ is: $-0-. Affiant Subscribed and sworn to before me, this 5th day of January, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: Twin Brothers, LLC 33 Music Square West, Ste. 110 B Nashville, TN 37203	Send Tax Bills To: Franklin American Mtg. Company 501 Corporate Centre Drive Ste. 400 Franklin, TN 37067	Tax Information: Map and Parcel No.: 11300014800

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **PHILLIP D. BOX and wife, JOSLYNNE A. BOX** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **TWIN BROTHERS LLC, a Tennessee limited liability company,** its successors and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly boundary of a gravel road, thence in an easterly direction 315 feet to a stake; thence in a southerly direction 347 feet to a stake in Spring Hollow; thence West 250 feet to a stake in the easterly boundary of the gravel road; thence following the boundary of said road in a northerly direction 352 feet to the point of beginning, and being more particularly described by a survey performed by John Kohl, Tennessee Registered Land Surveyor No. 100, dated June 27, 1977.

Together with driveway use and maintenance agreement as described in Book 5386, page 627, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip D. Box and wife, Joslynne A. Box, by deed from Sherian M. Anderson, unmarried, dated July 30, 2014, of record in Instrument No. 20140811-0072039, Register's Office for Davidson County, Tennessee.

This is improved property known as 8145 Duffield Road, Pegram, Tennessee, 37143.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2023.

GRANTOR:

PHILLIP D. BOX

JOSLYNNE A. BOX

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, PHILLIP D. BOX and JOSLYNNE A. BOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of January, 2023.

Notary Public

My Commission Expires: 10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/5/23

GEORGE E. MUDTER, JR.
Dated 1/5/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/5/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

