Karen Johnson Davidson County
Batch# 965331 DEEDQC
01/27/2023 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006465

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

"This instrument prepared without benefit of title search or title opinion at the request of the parties. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a property title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Warranty Deed of record in Instrument No: 20030516-0067358, Register's Office for Davidson County, Tennessee. By acceptance of this instrument, all parties acknowledge that they have not relied upon any warranties or covenants by the prepare as to the validity of this legal description and accept full responsibility for the recordation of this Instrument.

ADDRESS NEW OWNER:
CHRISTIAN PROPERTY MANAGEMENT, LLC
780 N Leath Road
Portland TN 37148

SEND TAX BILLS:

SAME

Map/Parcel : 60-12-41

QUITCLAIM DEED

THIS INDENTURE, made this 27 day of January, 2023, between **ADVANCE HOUSING CONCEPTS, LLC, a Tennessee Limited Liability Company,** party of the first part, and **CHRISTIAN PROPERTY MANAGEMENT, LLC, a Tennessee Limited Liability Company,** party of the second part,

WITNESSETH: That the said parties of the first part, **ADVANCE HOUSING CONCEPTS, LLC, a Tennessee Limited Liability Company,** does hereby convey unto, **CHRISTIAN PROPERTY MANAGEMENT, LLC, a Tennessee Limited Liability Company,** the party of the second part, with rights of it successors and/or assigns, it's interest in the following described property, to wit:

Land in Davidson County, Tennessee, Being Lot No. 28, Block "C" on the Plan of Highland Park Subdivision, of record in Plat Book 974, page 33, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Advance Housing Concepts, LLC by Warranty Deed from ADCO Enterprises, Inc., recorded May 16, 2003 in Instrument #: 20030516-0067358, Register's Office for Davidson County, Tennessee.

The Grantor herein having since dissolved and this conveyance is in furtherance of winding up the entity's affairs.

and all estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein.

Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

ADVANCE HOUSING CONCEPTS, LLC

BY: _____
HENRY RAGAN HALL, III
CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **HENRY RAGAN HALL, III**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the **CHIEF MANAGER** of **ADVANCE HOUSING CONCEPTS, LLC**, the within named bargainor, a limited liability company, and that he as such **CHIEF MANAGER**, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **CHIEF MANAGER**.

Witness my hand this 27 day of January, 2023.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
NOTARY PUBLIC

My commission expires: 6/7/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

This transfer is **$00.00.**

_____
AFFIANT

Subscribed and sworn to before me this the 27 day of January, 2023.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 6/7/2025

File #2214370

Tennessee Certification of Electronic Document

I, Jessica Hunter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-27-23 (date of document).

Affiant Signature

1-27-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10-23-2023

NOTARY'S SEAL

