QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Robertson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-18-23
(AFFIX SEAL)

TIM BEVERLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Mike LaBorg	Mike LaBorg	104 11 0A 025.00 (Tr 1) 104 11 0A 075.00 (Tr 2) 103 10 0 102.00 (Tr 3)
(NAME)	(NAME)	
P.O. Box 718	P.O. Box 718	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Flannery Semmes, Jr. and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust dated May 30, 2019,** hereinafter called the **GRANTOR,** have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Mike LaBorg,** hereinafter called the **GRANTEE,** their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

TRACT NO. 1: (property commonly known as 2134 Fairfax Avenue, B-9, Nashville, TN 37212)

BEING a certain condominium apartment in Davidson County, Tennessee, being Unit No. B-9, Parcel 25 of the Villager West Condominiums as of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Joseph Flannery Semmes, Jr. and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust dated May 30, 2019 by Quitclaim Deed from Joseph F. Semmes and wife, Sherrie H. Semmes dated May 30, 2019 and filed of record in Instrument 20190531-0051902, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: (property commonly known as 2134 Fairfax Avenue, E-11, Nashville, TN 37212)

BEING Unit No. E-11, of the Villager West Condominiums as of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Joseph Flannery Semmes, Jr. and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust dated May 30, 2019 by Quitclaim Deed from Joseph F. Semmes and wife, Sherrie H. Semmes dated May 30, 2019 and filed of record in Instrument 20190531-0051903, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: (property commonly known as 830 Neartop Drive, Nashville, TN 37205)

BEING Lot No. 68 on the Revised Plan of Hillwood Terrace, Section II, as of record in Book 3300, page 73, Register's Office for Davidson County, Tennessee

Said Lot No. 68 fronts 75 feet on the Southeasterly margin of Neartop Drive and runs back between lines 250 feet to a dead line on which it measures 93.9 feet thereon.

BEING the same property conveyed to Joseph Flannery Semmes, Jr. and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust dated May 30, 2019 by Quitclaim Deed from Joseph F. Semmes and wife, Sherrie H. Semmes dated May 30, 2019 and filed of record in Instrument 20190531-0051901, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved property, known as 2134 Fairfax Ave, Unit B-9 and Unit E-11; 830 Neartop Dr., Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 976039 **DEEDQC**
03/02/2023 10:26:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230302-0014917

Witness our hands this 1 day of March, 2023

The Semmes Family Trust dated May 30, 2019

by: Joseph Flannery Semmes Co-Trustee
Joseph Flannery Semmes, Jr., Co-Trustee

Sherrie Hall Semmes
Sherrie Hall Semmes, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joseph Flannery Semmes, Jr., and Sherrie Hall Semmes 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 Co-Trustees of The Semmes Family Trust dated May 30, 2019, the within named bargainor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Semmes Family Trust dated May 30, 2019, as Co-Trustees.

Witness my hand, at office, this 1 day of March, 2023

Kim DeBerry
Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
July 18, 2023