File No. **0323-011**

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 980736 **DEEDQC**
03/14/2023 03:06:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230314-0018547

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**-0-**

Affiant

SUBSCRIBED AND ~~SWORN TO~~ BEFORE ME, THIS THE 16th day of March 2023.

Notary Public

MY COMMISSION EXPIRES: APR 26 2026

(AFFIX SEAL)

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
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
James J. Reese, Jr.	**SAME AS OWNER**	MAP **074**
(NAME) **844 Marymont Drive**	(NAME)	GROUP **16 0**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	PARCEL **048.00**
(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,

Cornerstone Investments, Inc., a Tennessee Corporation

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

James J. Reese, Jr.,

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

BEING Lot No. 546, on the Plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Page 1 & 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation, by deed dated February 15, 2023 and recorded February 17, 2023 at 10:30 AM, of record as Instrument # 20230217-0011635, said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) **2023** 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 **3716 Plantation Drive, Hermitage, Tennessee 37076.**

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 16th day of March 2023.

Lane Wallace
Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, President** of **Cornerstone Investments, Inc., a Tennessee Corporationa Tennessee Corporation**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 16th day of March 2023.

Rachel L. Hardaway
NOTARY PUBLIC
My Commission Expires: APR 2 6 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON 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.

File Number: **0323-011**

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027