SEND TAX BILLS TO:

Jack W. Bell Builders, Inc.
1333 W. Main St., Suite C
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
109 N Castle Heights Ave.
Lebanon, TN 37087

FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED AND NO TAX ADVICE GIVEN

Map/Group/Parcel:
070-07-R-002

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 984849 DEEDQC
03/27/2023 02:44:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230327-0022178

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **ONE DOLLAR ($1.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BAGWELL CONSTRUCTION CO., LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold and by these presents does hereby quitclaim and convey unto **MARK T. BROWN CONSTRUCTION, INC. and JACK W. BELL BUILDERS, INC., as tenants in common** ("Grantee"), their respective heirs, successors and assigns, forever, all their right, title, and interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Units No. 32, 34, 35, 36, 37, 38, 39, 40, 41, and 42 The New Cumberland, Lot C, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et. seq., and as established by the Declaration of Covenants, Conditions, and Restrictions for the Cumberland, Lot C of record in Instrument No. 202108180111887, Register's Office for Davidson County, Tennessee and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Declaration, reference in hereby made to the plan of The Cumberland, Lot C, for placement of Units, as shown on Exhibit "C", for a more complete identification and description of such units.

Being the same property conveyed to Bagwell Construction Co., LLC, a Tennessee limited liability company, by Quitclaim Deed from C&J Builders, LLC, a Tennessee limited liability company, dated June 10, 2022, recorded June 16, 2022, of record Instrument No. 20220616-0069122, Register's Office for Davidson County, Tennessee as corrected by Scrivener's Affidavit of record Instrument Number 20230324-0021448, Register's Office for Davidson County, Tennessee. For further reference see Instrument No. 20210818-0111888, Register's Office for Davidson County, Tennessee.

This is unimproved property being a portion of the property generally known as 948 Youngs Lane, Nashville, Tennessee 37207.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by its duly authorized representative, this the 24th day of March, 2023.

BAGWELL CONSTRUCTION CO., LLC

By: _____
CHRISTOPHER BAGWELL, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Christopher B. Bagwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the President of **BAGWELL CONSTRUCTION CO., LLC**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 24th day of March, 2023.

Meredith Bayse
NOTARY PUBLIC

My comm. expires: 8 / 8 /20 25

MEREDITH BAYSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration given for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me this 24th day of March, 2023.

Meredith Bayse
NOTARY PUBLIC

My comm. expires: 8 /8 /20 25

MEREDITH BAYSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY