Karen Johnson Davidson County
Batch# 990969 DEEDQC
04/12/2023 02:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230412-0026930

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of April, 2023.

NOTARY PUBLIC
My Commission Expires: Feb. 26, 2024

OLIVIA A. CHANCE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires Feb 26, 2024

ADDRESS OF NEW OWNER:
Sovereign Investments, LLC
P.O. Box 211
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map & Parcel: 042.02-0-010.00
042.02-0-011.00

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF CONSOLIDATING THE PARCELS INTO ONE MAP & PARCEL NUMBER

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sovereign Investments, LLC, a Tennessee limited liability company**, Grantor, does hereby quitclaim and convey all of its undivided right, title and interest, to the hereinafter described property to **Sovereign Investment, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT "A"

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of April, 2023.

SOVEREIGN INVESTMENTS, LLC

Nathaniel Claybrooks Jr.

By: Nathaniel Claybrooks, Jr.
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF Robertson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Nathaniel Claybrooks, Jr.**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Sovereign Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of April, 2023.

Olivia A. Chance
Notary Public

My Commission Expires: Feb. 26, 2024

OLIVIA A. CHANCE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires Feb. 26., 2024

EXHIBIT "A"

PARCEL ONE

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Ozark Hills, of record in Book 3700, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sovereign Investments, LLC from Allison Patton, by Quitclaim Deed, of record in Instrument No. 20170711-0069768, Register's Office for Davidson County, Tennessee.

Map & Parcel: 042.02-0-011.00

Address: 1014 Nesbitt Drive, Nashville, TN 37207

PARCEL TWO

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Ozark Hills, of record in Book 3700, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sovereign Investments, LLC from Nathaniel Claybrooks, Jr., by Quitclaim Deed, of record in Instrument No. 20200108-0002563, Register's Office for Davidson County, Tennessee.

Map & Parcel: 042.02-0-010.00

Address: 1016 Nesbitt Drive, Nashville, TN 37207

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 12, 2023.

J. Carlton Drumwright

4/12/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 4/12/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY