This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 994103 DEEDQC
04/19/2023 12:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230419-0028820

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Roger Thomas Ligon, Jr., Trustee of the Ligon Family Trust** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Rising Sun Development LLC, a Tennessee Limited Liability Company** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee being Lot No. 249 on the Plan of Brandywine Farms, Section 15, of record in Book 4660, Page 123, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger Thomas Ligon, Jr., Trustee of the Ligon Family Trust, by virtue of that certain Warranty Deed dated October 5, 2017, and being of record at Instrument No. 20171012-0104822 and Scrivener's Affidavit at Instrument No. 20180306-0021172 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 14 day of **April, 2023.**

Roger Thomas Ligon, Jr., Trustee of the Ligon Family Trust

Trustee

By Roger Thomas Ligon, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named **Roger Thomas Ligon, Jr.**, as **Trustee of the Ligon Family Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of **April, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Tiffany D. Kelley
AFFIANT

SUBSCRIBED AND SWORN before me this the 14 day of **April, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS: **210 Rising Sun Ter, Old Hickory, TN 37138**
TAX PARCEL NO.: **05414008400**
PROPERTY OWNER: **Rising Sun Development LLC**
OWNER'S ADDRESS: 3401 John Mallothe Dr. Nashville, TN 37218
MAIL TAX BILLS TO: **New Owner at Owner's Address**

Certificate of Authenticity

I, Holly A. Mason, 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 14, 2023.

Affiant Signature

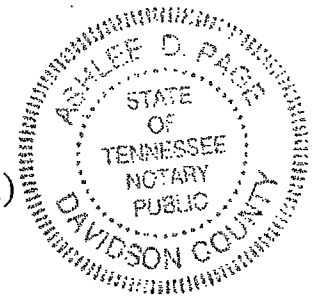
4/14/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of April, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026