Karen Johnson Davidson County
Batch# 999321 DEEDQC
05/03/2023 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230503-0032866

2339

THIS INSTRUMENT PREPARED BY INFORMATION & DIRECTION FROM THE PARTIES

This Instrument Prepared by:
Hollingshead & Associates, PLLC
7000 Executive Center Drive, Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Affiant

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of May, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9/30/2024

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Valor Capital, LLC	**Same**	**091-04-0D-001.00**
5463 Harris Cemetery Road		
Chapel Hill, TN 37034		

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **John Ballenger, a married man Daniel Egan, a married man and Joshua Hathorn, a married man,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Valor Capital, LLC, a Tennessee limited liability company,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. A, together with common areas established by Declaration of Covenants, Conditions and Restrictions for 3837 Dr. Walter S. Davis Boulevard, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180612-0056534 and Amended in Instrument No. 20180702-0063573 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Ballenger, Daniel Egan and Joshua Hathorn by Warranty Deed from Ian P. Flannery, an unmarried man, dated April 28, 2023, recorded on May 3, 2023, in Instrument No. 20230503-0032791, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Ian P. Flannery, an unmarried man, by Warranty Deed from Hensley Group, LLC, A Tennessee Limited Liability Company, dated on October 14, 2021, recorded on October 18, 2021, in Instrument No. 20211018-0139770, Register's of Deed of Davidson County, Tennessee; ALSO BEING the same property conveyed to Hensley Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Josh Hellmer, dated on April 27, 2018, recorded on May 01, 2018, in Instrument No. 20180501-0040826, Register's of Deed of Davidson County. This is not the marital residence of **John Ballenger, Daniel Egan or Joshua Hathorn** at the time of conveyance.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Witness my hand this the 28 day of Apr 2023.

John Ballenger

Daniel Egan

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Ballenger and Daniel Egan, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and ~~official~~ seal this 28th day of April, 2023.

Notary Public

My Commission Expires: 10/18/23

REBECCA L. GOSSAGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954016580
My Commission Expires 10-18-2023

Joshua Hathorn

STATE OF Louisiana
COUNTY OF Caddo

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Hathorn, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2023.

Notary Public

My Commission Expires: for life

REVREDA JAMES
NOTARY PUBLIC
CADDO PARISH
LOUISIANA
NOTARY ID NO. 26503

Certificate of Authenticity

I, Kimberly Hollingshead, 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 04/28/2023.

Kimberly Hollingshead, Esq.

05/01/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of May, 2023.

Notary Signature

My Commission Expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON