QUITCLAIM DEED

PREPARER'S DISCLAIMER This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Mike LaBorg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May, 2023

Teresa Glass
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

TERESA GLASS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON
My Comm Expires October 23 2023

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd , Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Joseph Flannery Semmes, Jr & Sherrie Hall Semmes, Co Trustees of the Semmes Family Trust, dated May 30, 2019	SAME	104 11 0A 025 00 (Tr 1) 104 11 0A 075 00 (Tr 2) 103 10 0 102 00 (Tr 3)
(NAME) 9657 Boswell Court	2036 Hardin Place	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Spring Hill TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mike LaBorg , hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Joseph Flannery Semmes, Jr. and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust dated May 30, 2019**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

TRACT NO 1 (property commonly known as 2134 Fairfax Avenue, B-9, Nashville, TN 37212)

BEING a certain condominium apartment in Davidson County, Tennessee, being Unit No B-9, Parcel 25 of the Villager West Condominiums as of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Mike LaBorg by Quit Claim Deed from Joseph Flannery Semmes, Jr and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust dated May 30, 2019 by dated March 1, 2023 and filed of record in Instrument 20230302-0014917, Register's Office for Davidson County, Tennessee

TRACT NO 2 (property commonly known as 2134 Fairfax Avenue, E-11, Nashville, TN 37212)

BEING Unit No E-11, of the Villager West Condominiums as of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Mike LaBorg by Quit Claim Deed from Joseph Flannery Semmes, Jr and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust dated May 30, 2019 dated March 1, 2023 and filed of record in Instrument 20230302-0014917, Register's Office for Davidson County, Tennessee

TRACT NO 3 (property commonly known as 830 Neartop Drive, Nashville, TN 37205)

BEING Lot No 68 on the Revised Plan of Hillwood Terrace, Section II, as of record in Book 3300, page 73, Register's Office for Davidson County, Tennessee

Said Lot No 68 fronts 75 feet on the Southeasterly margin of Neartop Drive and runs back between lines 250 feet to a dead line on which it measures 93 9 feet thereon

BEING the same property conveyed to Mike LaBorg by Quit Claim Deed from Joseph Flannery Semmes, Jr and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust dated May 30, 2019 dated March 1, 2023 and filed of record in Instrument 20230302-0014917, Register's Office for Davidson County, Tennessee

Unimproved ☒

This is improved property, known as 2134 Fairfax Ave, Unit B-9 and Unit E-11, 830 Neartop Dr , Nashville, TN 37205
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness our hands this 4th day of May, 2023

Mike LaBorg
Mike LaBorg

TERESA GLASS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON
My Comm Expires October 23 2023

Karen Johnson Davidson County
Batch# 999775 DEEDQC
05/05/2023 10 02 14 AM 2 pgs
Fees $12 00 Taxes $0 00

20230505-0033446

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mike LaBorg with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be, the within named bargainor, executed the foregoing instrument for the purpose therein contained

Witness my hand, at office, this 4th day of May, 2023

Teresa Glass
Notary Public
My Commission Expires 10-23-23

