THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-0544	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-* *Affiant* Sworn to and subscribed to before me this 6th day of June 2023. *Notary Public* *My commission expires* 01/08/2024

EDWARD LUCAS HARRISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner: Rodney L. Vanwagoner 1606 Twin Square Way Franklin, TN 37067	
Send Tax Bills To: Owner	
Street Address of Subject Property: 822 Sutton Hill Road Nashville, TN 37204	**Parcel ID:** 118-10-0-017

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **H&B Development Partners, a Tennessee general partnership** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Rodney L. Vanwagoner,** hereinafter called **"GRANTEE,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Williamson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 11 of Block E on the Map of Battlefield Estates, Section No. 2 of record in Plat Book 843, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 110 feet on the Northwesterly side of Sutton Hill Road and runs back between lines 234 feet on the Northeasterly line and 249.6 feet on the Southwesterly line to a dead line, measuring 50 feet thereon

Karen Johnson Davidson County
Batch# 1013794 **DEEDQC**
06/12/2023 08 34 44 AM 2 pgs
Fees $12 00 Taxes $0 00

20230612-0044198

Being the same property conveyed to H&B Development Partners, a Tennessee general partnership, by warranty deed of Nashville Construction Company, Inc a Tennessee corporation of record in Instrument #20220526-0061050, Register's Office, Davidson County, TN dated May 13, 2022, recorded May 26, 2022. Being also known as 822 Sutton Hill Road, Nashville, TN 37204.

WITNESS my hand this 6th day of June, 2023.

H&B Development Partners

Rodney L. Vanwagoner, Partner

Forrest Broyles, Partner

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Rodney L. Vanwagoner and Forrest Broyles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves as the partners of H&B Development Partners, a Tennessee general partnership, the within named bargainor, and that they, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in the name of the company themselves, as the partners of H&B Development Partners.

Witness my hand and official seal, at Franklin, TN, this the 6th day of June, 2023.

Edward Lucas Harrison
Notary Public

My Commission Expires: 01/08/2024

(SEAL)

EDWARD LUCAS HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY