Karen Johnson Davidson County
Batch# 1014297 DEEDQC
06/13/2023 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230613-0044768

****This Quitclaim Deed was prepared from information furnished from the Grantor****

PREPARED BY:
Phoenix Title Services, LLC
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TN
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Ridgemont Homes, LLC
7123 Crossroads Blvd.
Brentwood, TN 37027

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

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

NOTARY PUBLIC
My Commission Expires: 1-31-26

Map/Parcel:
118040038.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **KEVIN DATTILO**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **RIDGEMONT HOMES, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described as follows:

Land in Davidson County, Tennessee a tract of land in the 6th formerly 9th Civil District of said County, being known as Tract No. 4 on the Map showing a re-subdivision of Lots 1 to 6, inclusive, of a part of the J. W. Russwurm property on Rose or Rosedale Avenue and described accordingly.

Beginning at a point in the Northerly margin of Rosedale Avenue the cannon corners of Lots Nos. 3 and 4; thence Northerly along the line between said lots 168 feet to an iron pin at the common rear

corners of said Lots; thence Westerly 58 feet to an iron pin at the corner of Lots 4 and 5 thence Southerly along the line between said Lots 176.5 feet to the northerly margin of Rosedale Avenue, thence Easterly along said Avenue 59 feet to the beginning.

Being the same property conveyed to Kevin Dattilo by Deed from Ridgemont Homes, LLC, a Tennessee limited liability company in Instrument No. 20221202-0126251, Register's Office for Davidson County, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances 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.

WITNESS my hand this 12th day of June, 2023.

Kevin Dattilo

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State mentioned, personally appeared Kevin Dattilo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 12 day of June, 2023.

Notary Public
My Commission Expires: 1-21-26



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 12 day of June, 2023.

K. Thomas Sidwell
Date: 6-12-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 12 day of June, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

