Karen Johnson Davidson County
Batch# 1018816 DEEDQC
06/26/2023 09:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230626-0048306

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
MACCAULEY ROWE 4900 Centennial Blvd., Ste 300 PMB 13 Nashville, TN 37209	New Owner	102-15-0-019.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **VOLUNTEER STATE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **MACCAULEY ROWE, A TENNESSEE PARTNERSHIP**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Brook Meade, Section VI of record in Plat Book 2331, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and described as follows:

Beginning at a point in the Northerly margin of Newberry Road at the corner of Lots 206 and 207; thence with the line between said Lots Northwesterly 170 feet to a point; thence Southwesterly 260.1 feet to the Easterly margin of Templeton Drive; thence with the margin of the same Southeasterly 146.8 feet to the beginning of a curve; thence around said curve, Easterly 38.4 feet to the margin of Newberry Road; thence with the margin of the same Northeasterly 230.4 feet to the point of beginning.

Being the same property conveyed to Michael C. Whiting, an unmarried man by Warranty Deed from Sheila M. Sferrella and Cindy S. Wedel of record in Instrument No. 20160406-0032778 Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 06, 2016.

Being the same property conveyed to Volunteer State Development, LLC by Warranty Deed from Michael C. Whiting, an unmarried man of record in Instrument No. 20210820-0113067 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 20, 2021.

Being also known as: 753 Newberry Road, Nashville, TN 37205

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ___ day of June 2023.

Volunteer State Development, LLC,
a Tennessee limited liability company

By: _____
Christopher M. Rowe – Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher M. Rowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Volunteer State Development, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23 day of June 2023.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
23 day of June 2023.

_____
Affiant

My commission expires: 9/8/25 (Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 26, 2023 (date of document).

Affiant Signature

June 26, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023