Karen Johnson Davidson County
Batch# 1028476 DEEDQC
07/19/2023 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230719-0055749

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 19th day of July, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owners as:	Tax Bill To:	Map / Parcel
Roark Realty Investment Group, LLC **96 Jamestown Park,** **Nashville, TN 37205**	**New Owner**	**p/o 160 00 0 008.00** **p/o 160 00 0 007.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Benjamin Richards and Rebecah Richards, husband and wife**, (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Roark Realty Investment Group, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Lot 12 as shown on the Plan of Roser Heights Subdivision of Brentwood, Tennessee, as of record in Book 332, Page 146, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Benjamin Richards and Rebecah Richards, husband and wife, by Warranty Deed from JRPW, a Tennessee General Partnership, of record in Instrument No. 20230103-0000017, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Benjamin Richards and Rebecah Richards, husband and wife, by Warranty Deed from Mark C. Ingram, married, of record in Instrument No. 20230103-0000023, Register's Office for Davidson County, Tennessee.

This is improved property known as part of 806 Old Hickory Blvd., Brentwood, TN 37027.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 19th day of July 2023.

Grantors:

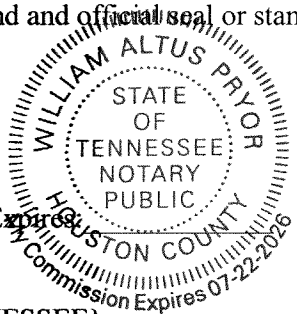
Benjamin Richards
Benjamin Richards

Rebecah Richards
Rebecah Richards

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 19th day of July, in the year 2023, before me the undersigned, personally appeared Benjamin Richards, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 19th day of July, 2023.



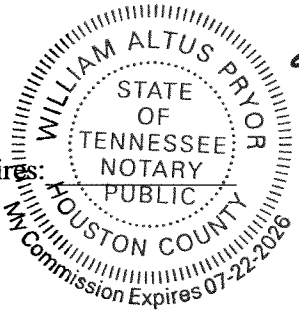
William Altus Pryor
Notary Public

My Commission Expires:

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 19th day of July, in the year 2023, before me the undersigned, personally appeared Rebecah Richards, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 19th day of July, 2023.



William Altus Pryor
Notary Public

My Commission Expires:

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 July 19, 2023.

Robert J. Notestine, III
AFFIANT SIGNATURE

07/19/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 19th day of July, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026