Karen Jol
Batch# 1029659
07/24/2023 10 20 18 AM
Fees $12 00 Taxes $0 00

DEEDQC
2 pgs

20230724-0056734

QUITCLAIM DEED

ZACHARIAH SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 (ZERO)

Lindsey Argo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 2023

Zachariah Sanders
Notary Public

MY COMMISSION EXPIRES
11/2/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Center of the South, LLC
783 Old Hickory Boulevard, Suite 110
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
FOCUS BUILDERS, LLC	**Owner**	
(NAME) 5314 Camelot Court	(NAME)	1159-03-0-001 00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATION, ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE FOCUS GROUP OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO FOCUS BUILDERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One,. Camelot Acres of record in Plat Book 3700, Page 98, 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 12 front 186 38 feet on the easterly side of Camelot Court and extends back 214 1 feet on the Northerly line and 240 feet on the Southerly line to a dead line, measuring 209 9 feet thereon

Being the same property as conveyed to The Focus Group of Tennessee, LLC, a Tennessee limited liability company from Wrenco 18, LLC, a Tennessee limited liability company, by Warranty Deed recorded on 08/10/2020 in Instrument Number 20200810-0088544, among the land records of Davidson

County, TN See also Scrivener's Affidavit recorded in Instrument Number 20210805-0105335 and Deed of Correction recorded in Instrument Number 20210810-0108010

Being also known as 5314 Camelot Court, Brentwood, TN 37027

Witness my/our hand(s) this the 6th day of JULY, 2023.

THE FOCUS GROUP OF TENNESSEE, LLC

By Lindsay Argo
Title Member

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned notary public of aforesaid and state, personally appeared Lindsay Argo, 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 member of The Focus Group of Tennessee, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company and that as member of the limited liability company, executed the foregoing instrument for the purpose therein contained by personally signing in the name of the limited liability company as member

Witness my hand and official seal, this the 6th day of JULY, 2023

Notary Public
My commission expires 11/2/2026

ZACHARIAH SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY