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| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203**<br><br>ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE )<br>COUNTY OF Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $-0-<br><br>Affiant<br>Subscribed and sworn to before me, this 8th day of August, 2023.<br><br>Notary Public<br>My Commission Expires: 11/2/26 |

Karen Johnson Davidson County
Batch# 1041549 DEEDQC
08/23/2023 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230823-0065816

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map Parcel No. |
|---|---|---|
| MCH Construction of TN, LLC<br>5313 Indiana Ave<br>Nashville, TN 37209 | New Owner | 094-02-0-109.00 |

**FOR AND IN CONSIDERATION OF** the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK RIGGS AND REBECCA RIGGS, HUSBAND AND WIFE** (collectively "Grantor"), by these presents, does hereby quitclaim and convey unto **MCH CONSTRUCTION OF TN, LLC, A TENNEESSEE LIMITED LIABILTY COMPANY** and it's heirs, successors and assigns (collectively "Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

**Land in Davidson County, being Unit A and Unit B of The Homes at 605 Fordomatic Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes at 605 Fordomatic Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220824-0095465, as amended by First Amendment of record in Instrument No. 20220831-0098401 and Second Amendment of record in Instrument No. 20230719-0055753 at Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof..**

**Being the same property conveyed to Mark Riggs and Rebecca Riggs, husband and wife, by warranty deed from William Justineau and Jessica Leigh Renaud, husband and wife, of record instrument no 20220512-0054348, dated May 12, 2023, said Register's Office.**

This is improved property known as: **605 Fordomatic Dr. Nashville, TN 37209**

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

**MARK RIGGS**

Rebecca Riggs
REBECCA RIGGS

STATE OF Oklahoma )
COUNTY OF Oklahoma )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MARK RIGGS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2023.

ROBERT OVERTON NOTARY PUBLIC #22009309 EXP. 07/08/26 STATE OF OKLAHOMA

Robert Overton
Notary Public
My commission expires: 7-8-2026

STATE OF Oklahoma )
COUNTY OF Oklahoma )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **REBECCA RIGGS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2023.

ROBERT OVERTON NOTARY PUBLIC #22009309 EXP. 07/08/26 STATE OF OKLAHOMA

Robert Overton
Notary Public
My commission expires: 7-8-2026

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 **8/16/2023** (date of document).

Affiant Signature

**8/16/2023**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

