Karen Johnson Davidson County
Batch# 1041891 DEEDQC
08/23/2023 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230823-0065951

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Carolyn Holmes
State Of Tennessee Notary Public
County of Rutherford

File No.: RES-23-6717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Tiffany Rowlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2023.

Carolyn Holmes
Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Duncan	NEW OWNER	102 12 0 054.00
(NAME)	(NAME)	
6717 Greeley Drive Nashville, TN 37205	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto **Jamie Duncan and husband, JP Duncan, III**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 211 on the Plan of Horton Heights, Section D, of record in Book 2133, Page 78, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 211 fronts 124.1 feet on the Easterly margin of Tombill Drive, now Greeley Drive, and extends back Eastwardly 333.1 feet on the Southerly side and 342.7 feet on the Northerly side to a dead line in the rear measuring 129.2 feet.

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee Limited Liability Company, from Nancy Bailey, widowed, by Warranty Deed dated February 17, 2022, recorded February 22, 2022, in Instrument No. 20220222-0019740, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 6717 Greeley Drive, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22 day of August, 2023.

Build Nashville DB2, LLC, a Tennessee Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Carol M Holmes of the state and county mentioned, personally appeared Adam G. LaFevor, Authorized Agent of Build Nashville DB2, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent, of Build Nashville DB2, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Agent of Build Nashville DB2, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of August, 2023.

Commission expires: 2/19/24

Carol M Holmes
Notary Public

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rooker, 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 August 22, 2023.

Tiffany Rooker
Affiant Signature

8/22/23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 22 day of August, 2023.

Carol M Holmes
Notary's Signature

My Commission Expires: 2/19/2024

Notary's Seal

