Karen Johnson Davidson County
Batch# 1043460 DEEDQC
08/28/2023 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230828-0067065

# QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

BRANDON M SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28 DAY OF August, 2023.

(Affix Seal) Notary Public

My Commission Expires: 6/7/25

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**Property Title Services, LLC.**
**131 Indian Lake Road, Suite 208**
**Hendersonville, TN 37075**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| **Pioneer Justice, LLC** | SAME | 63-1-23 & 63-1-24 |
| 907 Banner Drive | | |
| Murfreesboro, TN 37129 | | |

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We**, **1555 Hudson Road, LLC, a Delaware Limited Liability Company** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys all my right, title, and interest unto **Pioneer Justice, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee**, his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

## EXHIBIT A

Parcel - 063-01-0-023.00
Land in Davidson County, Tennessee, being the West 75 feet of Lot No. 10 on, the Map of Nawakwa Hills Annex, as of record in Book 843, Page 64; Register's Office for said County.

Said part of said lot fronts 75 feet on the Northerly side of Hudson Lane and runs back between lines, as measured from the center line of said Lane, 816.2 feet on the Westerly line and 825 feet, more or less, on the Easterly line, to a deadline, on which it measures 75 feet, more or less.

Being the same property conveyed to Jonathan D. Fisk, unmarried by deed from Jonathan D. Fisk, unmarried and DeeAna Fisk Zuspann, married and Saundra Fisk, unmarried of record in Book 202107020089955, recorded on 07/02/2021, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Judy Upchurch Fisk, single by Warranty Deed from Virginia M. Jackson, single of record in Book 6616, Page 168, Register's Office for Davidson County, Tennessee, dated July 26, 1985, and recorded on July 29, 1985. The said Judy Upchurch Fisk having since died intestate on Mach 26, 2021 leaving Jonathn D. Fisk, DeeAna Fisk Zuspann, and Saundra Fisk as heir at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20210702-0089953 and Book 20210702-0089954.

Parcel - 063-01-0-024.00
Land in Davidson County, Tennessee, being the Easterly part of said Lot No. 10 on the Map of Nawakwa Hills Annex, as shown on plat of record in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jonathan D. Fisk, unmarried by deed from Jonathan D. Fisk, unmarried and DeeAna Fisk Zuspann, married and Saundra Fisk, unmarried of record in Book 202107020089955, recorded on 07/02/2021, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Judy U. Fisk, an unmarried woman by Warranty Deed from Pauline G. Clay, an unmarried person of record in Instrument No. 20020409-0043441, Register's Office for Davidson County, Tennessee, dated March 27, 2002, and recorded on April 09,2002. The said Judy U. Fisk having since died intestate on Mach 26, 2021 leaving Jonathn D. Fisk, DeeAna Fisk Zuspann, and Saundra Fisk as heir at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20210702-0089953 and Book 20210702-0089954.

Being the same property conveyed to 1555 Hudson Road, LLC, A Delaware Limited Liability Company by deed from Jonathan D. Fisk, unmarried of record document number 20220421-0046221, recorded on 04/21/2022, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved property known as:
( X ) improved property known as: **1551 & 1555 Hudson Road, Madison, TN 37115**

Witness my hand this 28 day of August, 2023:

1555 Hudson Road LLC by Douglas R. Rogers Jr. Member

**1555 Hudson Road, LLC by Douglas R. Rogers, Jr., Member**

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Douglas R. Rogers, Jr.**, 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 **1555 Hudson Road, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Douglas R. Rogers, Jr.,** as **Member**.

Witness my/our hand(s) this 28th day of August 2023.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**Tennessee Certification of Electronic Document**

I, Linzy Lehn, 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 8/29/2023 (date of document).

Affiant Signature

8/29/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of August, 2023.

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/23

NOTARY'S SEAL

MY COMMISSION EXPIRES: _____