Karen Johnson Davidson County
Batch# 1060212 DEEDQC
10/12/2023 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231012-0080136

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
J. Eric Hennessee
P.O. Box 330793
Murfreesboro, TN 37133-0793

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Engauge Properties LLC 563 River Roack Blvd Apt B4 Murfreesboro TN 37128	Same	Tax Map(s): 095-05-0-048 00 Parcel ID(s):

THIS INDENTURE made this 10th day of October 2023 between Engauge Properties, LLC, A Tennessee Limited Liability Company, First Party, and Engauge Properties, LLC, A Tennessee Limited Liability Company, and Lucinda Gay Sprague, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to me in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

The following described real property located in the Ninth (9th) Civil District of Davidson County, State of Tennessee and further described as follows:

Land being located in Davidson County, Tennessee, being Lot No 13, as shown on the map entitled Creekside heights, as of record in Plat Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Engauge Properties, LLC, A Tennessee Limited Liability Company by Warranty Deed from PZR Partners, LLC dated 09/12/2023 of record in Instrument No. 20230915-0072545, Register's Office for Davidson County, Tennessee.

This conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to the following: Subject to all matters on the Plan of record in Plat Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2876, page 599 and Book 2879, page 441, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to be extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property known as 1955 Dahlia Drive Nashville TN 37210

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 10th day of October 2023

Engauge Properties, LLC

By: Chris Gauger, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned of the state and county mentioned, personally appeared Chris Gauger, 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 the Member of Engauge Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and official seal this 10th day of October 2023

_____
Notary Public
My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that this transfer is exempt from transfer tax by T.C.A. §67-4-409(a)(1)(C)(ii).

Eileen Smith
Affiant

Subscribed and sworn to before me this 10th day of October2023.

_____
Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Eileen Smith, 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 10/10/23 (date of document).

Eileen Smith
Affiant Signature

10/11/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 11th day of October, 2023

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

