Karen Johnson Davidson County
Batch# 1066922 DEEDQC
10/31/2023 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231031-0085247

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 31st day of October, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owners as:	Tax Bill To:	Map / Parcel
Benjamin Richards & Rebecah Richards 96 Jamestown Park, Nashville, TN 37205	**New Owner**	**16000029400**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Roark Realty Investment Group, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Benjamin Richards and Rebecah Richards, husband and wife** (hereinafter referred to as "Grantees"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Lot 12 as shown on the Plan of Roser Heights Subdivision of Brentwood, Tennessee, as of record in Book 332, Page 146, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roark Realty Investment Group, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Benjamin Richards and Rebecah Richards, husband and wife, of record in Instrument No. 20230719-0055749, Register's Office for Davidson County, Tennessee.

This is improved property known as 0 Old Hickory Blvd., Brentwood, TN 37027.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 31st day of October 2023.

Grantor: Roark Realty Investment Group, LLC

Rebecah Richards, Managing Member

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned of the state and county mentioned, personally appeared, **Rebecah Richards, Managing Member for Roark Realty Investment Group, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Managing Member for Roark Realty Investment Group, LLC**, and as such **Managing Member** acknowledged the she is authorized to execute the foregoing instrument on behalf of **Roark Realty Investment Group, LLC,** the within named bargainor, and that she as such ~~**Client Title:**~~ Managing member executed the foregoing instrument for the purpose therein contained, by signing the name **Rebecah Richards, Managing Member.**

WITNESS my hand and official seal at Nashville, Tennessee, this 31st **day of** October **2023.**

William Alton Pryor
Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 October 31, 2023

AFFIANT SIGNATURE

10/31/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 31st day of October, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026