Karen Johnson Davidson County
Batch# 1075363 DEEDQC
11/27/2023 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231127-0091391

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37945-11-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 22nd day of November, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 202

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fred Hegwood III 723 Currey Road Nashville, TN 37217	FirstBank 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 150150B02900CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Scalini LLC, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto Fred Hegwood III, a married man ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 416 Jenny Ruth Point, Antioch, Davidson County, Tennessee, 37217.

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

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, on this 22nd day of November, 2023.

GRANTOR:

SCALINI LLC
a Tennessee limited liability company

By: _____
Fred Hegwood III
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Fred Hegwood III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Member of Scalini LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of November, 2023.

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 23, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Final Plat, Edison Park (formerly Painter) "Cluster Lot Subdivision", of record in Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scalini LLC by deed dated October 3, 2017 from Christan Riley, now known as Christan Lyons, of record in Instrument No. 20171020-0107892, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/22/23 (date of document).

Affiant Signature

11/22/23
Date

State of Tennessee

County of Davidson

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

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY