Karen Johnson Davidson County
Batch# 1087056 DEEDQC
12/29/2023 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231229-0100139

THIS INSTRUMENT PREPARED BY:

LEGACY HOME LOANS, LLC
2 Cadillac Dr.
Brentwood, TN 37027-8174

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 23-1534

SEND TAX BILLS TO:
NEW OWNER

FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE WORK PERFORMED

Map-Parcel 104-16-0-055.00
Map-Parcel 082-16-0-042.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **VP 2206 21ST, LLC**, a Tennessee limited liability company, has this day bargained and sold and by these presents does hereby quitclaim and convey unto **LEGACY HOME LOANS, LLC**, a Tennessee limited liability company, its successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND SOURCE OF TITLE

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises. This conveyance is further made subject to that certain Deed of Trust, Assignment of Leases and Security Agreement of record in Instrument Number **20220719-0082673**, in the Register's Office for DAVIDSON County, Tennessee, dated July 14, 2022, from **VP 2206 21ST, LLC, a Tennessee limited liability company**, to John C. McDearman, III, Trustee, securing $5,350,000.00, to WILSON BANK & TRUST; as corrected by Scrivener's Affidavit of record in Instrument Number **20220729-0086550**, and any related instruments further securing the said indebtedness.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 22nd day of December, 2023.

VP 2206 21ST, LLC
a Tennessee limited liability company

By: _____
AARON M. WHITE, President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **AARON M. WHITE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **President** of **VP 2206 21ST, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized officer.

WITNESS my hand and official seal at office, this 22nd day of December, 2023.

_____
NOTARY PUBLIC

My commission expires: 02/26/2024

SHELBY LUNA
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

****

The actual consideration given for this transfer is **$ - 0 - .**

_____
AFFIANT

Sworn to and subscribed to before me this the 22nd day of December, 2023.

_____
NOTARY PUBLIC

My commission expires: 02/26/2024

SHELBY LUNA
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202312290100139

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A *(2206 21st Avenue South)*

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 63 AND 64 AND THE SOUTHERLY 10 FEET OF A 12-FOOT ALLEY LYING BETWEEN LOTS 63 AND 62 (WHICH ALLEY WAS CLOSED BY THE ROAD COMMISSION OF DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN BOOK 388, PAGE 421, REGISTER'S OFFICE FOR SAID COUNTY) ON THE PLAN OF GEO. W. BLAIR'S REVISED SUBDIVISION OF BELMONT HEIGHTS, OF RECORD IN BOOK 332, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS AND SAID PART OF SAID ALLEY ADJOIN AND FRONT TOGETHER 193 FEET ON THE EASTERLY SIDE OF HILLSBORO ROAD AND RUN BACK 198.3 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 255.2 FEET ON THE SOUTHERLY LINE, ALONG THE NORTHERLY MARGIN OF ASHWOOD AVENUE, TO AN ALLEY IN THE REAR, MEASURING 185.4 FEET THEREON.

Being the same property conveyed to **VP 2206 21ST, LLC**, a Tennessee limited liability company, by Quitclaim Deed from VP HOLDINGS LLC, a Tennessee limited liability company, dated April 5, 2019, of record in Instrument No. 20190409-0032103, said Register's Office for Davidson County, Tennessee. Reference is further made to conveyance of said property to VP Holdings LLC from Village People, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20160127-0008009, said Register's Office.

PARCEL B *(615 Woodland St.)*

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Henry Blood's Addition, of record in Book 21, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to **VP 2206 21ST, LLC**, A Tennessee limited liability company, by Warranty Deed from VP HOLDINGS, LLC, a Tennessee limited liability company, dated September 10, 2019, and of record in Instrument No. 20190916-0093275, in the Register's Office for Davidson County, Tennessee.

202312290100139

Certificate of Authenticity

I, Sarah Harris, 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 12/22/2023.

Date

Sarah Harris

Affiant Signature

12/22/2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22nd day of December, 20 23.

Rebecca Taylor

Notary's Signature

My Commission Expires: 5/1/2025

Date

Notary's Seal (if on paper)

REBECCA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY