Karen Johnson Davidson County
Batch# 1114122 DEEDQC
03/22/2024 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240322-0020186

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 22 day of March, 2024.

Notary Public

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as:	Tax Bill To:	Map/Parcel
Benjamin Richards & Rebecah Richards 96 Jamestown Park, Nashville, Tennessee 37205	**New Owner**	**p/o 160 00 0 007.00**

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 hereto 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, **Benjamin Richards and Rebecah Richards, husband and wife,** (hereinafter referred to as "Grantors") does hereby quitclaim and convey unto **Roark Realty Investment Group, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantees"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Lot 4 as shown on the Plan of Roser Heights Subdivison of Brentwood, Tennessee, as of record in Book 332, Page 146, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Benjamin Richards and Rebecah Richards, husband and wife, by quitclaim deed from Benjamin Richards and

Rebecah Richards, husband and wife, of record in Instrument No 20240131-0006915.

This is improved property commonly known as part of 814 Old Hickory Blvd., Brentwood, Tennessee, 37027.

This is the same legal description found in the last Instrument of record.

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 22 day of March 2024.

GRANTORS:

Benjamin Richards

Rebecah Richards

STATE OF Tennessee }
COUNTY OF Davidson }

On this 22nd day of March, in the year 2024, before me the undersigned, personally appeared Benjamin Richards, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 22nd day of March, 2024.

Notary Public

My Commission Expires: 11/05/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee }
COUNTY OF Davidson }

On this 22nd day of March, in the year 2024, before me the undersigned, personally appeared Rebecah Richards, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 22 day of March, 2024.

Notary Public

My Commission Expires: 11/05/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine III, 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 March 22, 2024.

AFFIANT SIGNATURE

3/22/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22nd day of March, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY