Karen Johnson Davidson County
Batch# 1118128 DEEDQC
04/03/2024 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240403-0023244

NEW OWNER:

Bagwell Construction Company
& Mark T. Brown Construction Inc.
3916 Caylor Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

Map & Parcel:
11713011100

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **CHRIS BAGWELL, married, and MARK T. BROWN, married, as Tenants in Common,** hereinafter called the Grantors, have quitclaimed to **BAGWELL CONSTRUCTION CO. AND MARK T. BROWN CONSTRUCTION, INC.,** hereinafter called the Grantees, all of its and his right title and interest in and to the following described real estate known as a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of Abbott Martin Estates, of record in Book 2854, Page 27, Register's Office for said County.

Said Lot No. 12 fronts 80 feet on the Easterly side of Caylor Drive and runs back 356 feet on the Northerly line and 345.9 feet on the Southerly line to a dead line in the rear, which is a broken line measuring 176.1 feet thereon.

Being the same property conveyed to Chris Bagwell, married, and Mark T. Brown, married, as Tenants in Common, by Warranty Deed from Mary Ann T. Pangle, being one and the same person as Mary Ann Pangle, unmarried, of record as Instrument 20220421-0046111, Register's Office for Davidson County, Tennessee.

Mark Brown and Mark T. Brown being one and the same person.

This is improved property known as 3916 Caylor Drive, Nashville, Tennessee 37215.

WITNESS SIGNATURE(S) this 15 day of March, 2023.

CHRIS BAGWELL

MARK T. BROWN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHRIS BAGWELL,** 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.

WITNESS my hand and official seal at office, this 15 day of March, 2023.

Notary Public

My commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK BROWN,** 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.

WITNESS my hand and official seal at office, this 21 day of March, 2023.

Notary Public

My commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 15 day of March, 2023.

Notary Public

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/15/24.

Date

Celia Stewart-Rouse

Affiant Signature

3/15/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15th day of March, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

