Karen Johnson Davidson County
Batch# 1118128 DEEDQC
04/03/2024 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240403-0023245

**NEW OWNER**:

Jack Bell Builders Inc.
& Mark T. Brown Construction Inc.
948 Youngs Lane
Nashville, Tennessee 37207

**SEND TAX BILLS TO**:
New Owner

**Map & Parcel:**
**070-07-R-002**

**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 **BAGWELL CONSTRUCTION CO., LLC,** hereinafter called the Grantors, have quitclaimed to **JACK BELL BUILDERS INC. 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:

Land in Davidson County, Tennessee, being Units No. 32, 34, 35, 36, 37, 38, 39, 40, 41, and 42 The New Cumberland, Lot C, a Horizontal property Regim with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., and as established by the Declaration of Covenants, Conditions and Restrictions for the Cumberland, Lot C of record in Instrument No. 202108180111887, Register's Office for Davidson County, Tennessee and Bylaws appended thereto as Exhibit "C", saidRegister's Office are incorporation herein by refiner and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Units asset forth in said Declaration, reference is hereby made to the plan of The Cumberland, Lot C, for placement of Units, as shown on Exhibit "B" of the record in the Declaration of Covenants, Conditions and Restrictions for Homes at 1523 14th Avenue north, for a more complete identification and description of such Units.

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 Bagwell Construction Co., LLC, by Quitclaim Deed from C & J Builders, LLC, of record as Instrument 20220616-0069122, Register's Office for Davidson County, Tennessee.

This is property known as 948 Youngs Lane, Nashville, Tennessee 37207

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

**BAGWELL CONSTRUCTION CO., LLC:**

BY: CHRISTOPHER BAGWELL

TITLE: OWNER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BAGWELL CONSTRUCTION CO., LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that CHRISTOPHER BAGWELL is OWNER of BAGWELL CONSTRUCTION CO., LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

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

Notary Public

My commission expires: _____

**********

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.

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

Notary Public

My commission expires: _____

## 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

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY