Karen Johnson
Batch # 1120257
04/08/2024 01:25:57 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240408-0024853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Michael Langreck
Affiant

Subscribed and sworn to before me on this 5 day of April, 2024.

Notary Public

My Commission Expires: 3/3/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michael Kent Langreck 632 Bristol Creek Dr. Nashville, TN 37221	New Owner	155 08 0B 063.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the laws of intestate succession, Michael Kent Langreck, individually and as Administrator for the Estate of Michael Forrest Langreck (appointed in Probate Court Case number 24P-267, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto Michael Kent Langreck, sole heir at law of Michael Forrest Langreck, hereinafter called the Grantee(s), his heirs, successors, and assigns, all Grantor'(s) interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Phase 1 of South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for Said County.

Said Lot No. 63, which is a corner lot, fronts 80.00 feet on the westerly margin of South Riverbend Ct. and fronts 75.68 feet on the broken northerly margin of South Riverbend Drive, said frontages being joined by a curve having a length of 40.99 feet and extends back 96.93 feet on the westerly line and 86.55 feet on the northerly line to a point of intersection.

Being the same property conveyed to Michael Forrest Langreck from Lucille K. Langreck, recorded in Document # 20230228-0013813, Register's Office for Davidson County, Tennessee.

This is improved property known as 601 Riverbend Ct, Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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

WITNESS my hand this 5 day of April, 2024.

Michael Kent Langreck
Michael Kent Langreck

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Kent Langreck, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 5 day of April, 2024.

Notary Public

My Commission Expires: 3/3/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY