Karen Johnson Davidson County
Batch # 1135434 DEEDQC
05/15/2024 01:44:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0036032

This Instrument Prepared By:
Joseph P. Rusnak
Capitol View, Suite 600
500 11th Avenue North
Nashville, TN 37203
(615) 244-2770

QUITCLAIM DEED

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Liberty State Bank, a branch of Citizens Bank of Lafayette P.O. Box 100 Lafayette, TN 37083	None	Map 102 Parcel 80.00

Send Tax Bills: New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration and pursuant to an appropriate notice published in the Davidson Wilson, a newspaper of general circulation, on April 12, 19, and 26, 2024, the undersigned, Joseph P. Rusnak, as substitute trustee, by written instrument recorded at Instrument No. 20200528-0055227, Register's Office for Davidson County, Tennessee, under the power and authority vested in me by that Deed of Trust, Assignment of Leases and Security Agreement dated September 12, 2018 and executed by Byrd Family Properties and Liberty State Bank, a branch of Citizens Bank of Lafayette, and recorded at Instrument No. 20180918-0092502 in the Register's Office of Davidson County, Tennessee, to secure the indebtedness and obligations therein described, I hereby quitclaim and convey unto Liberty State Bank, a branch of Citizens Bank of Lafayette, its successors and assigns, all of my right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

LAND located in Davidson County, Tennessee, and more particularly described as follows:

Outparcel One of The Marketplace as shown on the Plan of the Revised Unified Plat of Subdivision dated May 24, 2000, last revised May 4, 2001, and recorded on May 15, 2001, as Instrument No. 20010515-0050282, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Byrd Family Properties, a Tennessee general partnership, by Quitclaim Deed from Byrd Family Properties, LLC, a Tennessee limited liability company, dated June 26, 2012, and record in Instrument No. 20120628-0057026, in the Register's Office for Davidson County, Tennessee. Further reference is made to deed of record in Instrument No. 20030220-0022716, said Register's Office.

This is improved property located at 7008 Charlotte Pike, Nashville, Tennessee.

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed on this 15th day of May 2024.

Joseph P. Rusnak, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn before me, this 15th day of May 2024.

TERESA H. HOBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa H. Hobbs a Notary Public of said County, Joseph P. Rusnak, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May 2024.

NOTARY PUBLIC

My Commission Expires:

TERESA H. HOBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

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