Karen Johnson Davidson County
Batch# 1136178 DEEDQC
05/17/2024 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240517-0036581

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration is $0.00.

AFFIANT

MADELYN HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 10 day of May, 2024.

Madelyn Hill
NOTARY PUBLIC
Commission Expires: 3/8/28

ADDRESS OF NEW OWNER:
Fatherland Investment Ventures LLC
P. O. Box 120855

Nashville, TN 37212

SEND TAX BILLS TO:
Owner

Map/Parcel 082-16-0-446.00

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Richland Building Partners, LLC, a Tennessee limited liability company ("Grantor")** hereby convey all of its right title and interest to the hereinafter described property to **Fatherland Investment Ventures LLC, a Tennessee limited liability company ("Grantee"),** their successors and assign. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

Being Lot 1, Re-subdivision of Lots 36 to 46 of Payne's Addition to Edgefield now East Nashville Book 21, page 70 RODC, TN and parts of Lots 101 & 102 Barrow's Addition to Edgefield, now East Nashville, Plat Book 1, page 13 Chancery Court of Nashville and the Southerly part of Alley 286 closed by Metro Counsel Ordinance 64-259, as show on plat of record in Instrument No. 20151210-0124449 (previously reference in deeds recorded in Instrument No. 20201005-0114968 and Instrument No. 20201005-0114969 in error as plat of record in Instrument No. 20160429-0042327) Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richland Building Partners, LLC by deed from Rice Property Management LLC, a Tennessee limited liability company of record in Instrument No. 20220816-0092889 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as

may
affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 10 day of May, 2024.

Richland Building Partners LLC

By: _____
Chris Barnhizer
Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Chris Barnhizer, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence) and further proved himself to be the authorized agent of Richland Building Partners LLC, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 10 day of May, 2024.

Madelyn Hill
Notary Public

My Commission Expires: 3/8/28

MADELYN HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 10th day of MAY, 2024

K. Thomas Sidwell
Date: 5-10-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of MAY, 2024

Notary Public
My Commission Expires: 1-21-26

