Karen Johnson Davidson County
Batch# 1143737 DEEDQC
06/05/2024 02:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240605-0042119

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 5th day of June 2024. Notary Public My Commission Expires: 1/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Roark Realty Investment Group, LLC 96 Jamestown Park Nashville, Tennessee 37205	New Owner	p/o 160-00-0-007.00 p/o 160-00-0-008.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Benjamin Richards and Rebecah Richards, husband and wife,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Roark Realty Investment Group, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Lot 3 as shown on the Plan of Roser Heights Subdivision of Brentwood, Tennessee, as record in Book 332, pages 146, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Benjamin Richards and Rebecah Richards, husband and wife, by warranty deed from Mark C. Ingram, married, of record in Instrument No. 20230103-0000023 in Register's Office for Davidson County. Also being part of the same property conveyed to Benjamin Richards and

Rebecah Richards, husband and wife, by Warranty Deed from JRPW, a Tennessee General Partnership, in Instrument No. 20230103-0000017 for Register's Office for Davidson County.

These are improved properties commonly known as part of 806 and 814 Old Hickory Boulevard, Brentwood, Tennessee 37027.

This is the same legal description found in the last instrument of record.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 5th day of June, 2024.

Grantor:

By: Benjamin Richards

By: Rebecah Richards

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 5th day of June, in the year 2024, before me the undersigned, personally appeared Benjmain Richards, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 5th day of June, 2024.

Notary Public

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 5th day of June, in the year 2024, before me the undersigned, personally appeared Rebecah Richards, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 5th day of June, 2024.

Notary Public

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine II, 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 June 5, 2024.

AFFIANT SIGNATURE

6/5/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 5th day of June, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY