AFTER RECORDING RETURN TO:
Michael Reynolds and Travis Lynn Brown
New John Hagar Road
Nashville, TN 37076
File No. R-243746-NASB

Karen Johnson Davidson County
Batch# 1148938 DEEDQC
06/20/2024 08:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240620-0046078

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 098 06 0A 106.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 6th day of April, 2024, by and between **Michael Reynolds, a married man, who acquired title as a single man,** residing at New John Hagar Road, Nashville, TN 37076, hereinafter referred to as Grantor(s) and **Michael Reynolds and Travis Lynn Brown, husband and husband, as tenants by the entirety,** residing at New John Hagar Road, Nashville, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: New John Hagar Road, Nashville, TN 37076

Being the same property conveyed to Michael Reynolds, a single person from Travis Brown, a single person and Michael Reynolds, a single person, as joint tenants with right of survivorship, by deed dated September 19, 2012, and recorded on September 28, 2012, as Instrument Number: 20120928-0088398.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Michael Reynolds

Michael Reynolds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Michael Reynolds**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, TN, this 9th day of April, 2024.

Regina C. Hockett

Notary Public

My Commission expires: 3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Michael Reynolds

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 4th day of April, 2024.

Notary Public
My Commission Expires: 3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Name and address for person(s) responsible for taxes:

Michael Reynolds and Travis Lynn Brown
New John Hagar Road
Nashville, TN 37076

Name and address of property owner:

Michael Reynolds and Travis Lynn Brown
New John Hagar Road
Nashville, TN 37076

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 98 ON THE FINAL PLAT OF PHASE 1, SECTION "B", BRIDGEWATER, OF RECORD IN INSTRUMENT NO. 20060425-0046949, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20060608-0067982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS CONVEYANCE IS MADE SUBJECT TO ZONING, BUILDING RESTRICTIONS, SETBACK REQUIREMENTS AND GENERAL UTILITY, SEWER, AND DRAINAGE EASEMENTS OF RECORD; SUBDIVISION DECLARATIONS, RESERVATIONS, CONDITIONS, COVENANTS, ASSESSMENTS, RESTRICTIONS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD; FACTS THAT AN ACCURATE SURVEY OR INSPECTION WOULD DISCLOSE, DECLARATION OF COVENANTS AND BYLAWS OF RECORD IN INSTRUMENT 20051024-0128043, SUPPLEMENTED IN INSTRUMENT 20051122-0141076, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND OTHER MATTERS OF PUBLIC RECORD. CURRENT YEAR TAXES ARE TO BE PAID BY GRANTEE.

ALL MATTERS ON THE PLAN OF RECORD IN INSTRUMENT NO. 20060425-0046949, AND CORRECTED IN INSTRUMENT NO. 20060608-0067982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID Number: 098 06 0A 106.00

Property commonly known as: New John Hagar Road, Nashville, TN 37076

Certificate of Authenticity

I, Abigail Gibson, do herby 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 is electronic document is true and exact copy of the original documents executed and authenticated according to law on 4/9/2024.



Affiant Signature

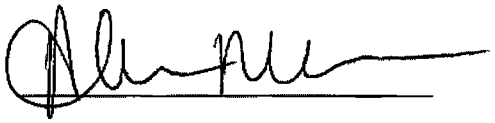
6/3/2024

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 3rd day of June, 2024.



Notary Signature

My Commission Expires 12/15/2026

Notary's Seal

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026