Karen Johnson Davidson County
Batch# 1150788 DEEDQC
06/25/2024 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240625-0047482

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 24th day of June 2024. Notary Public My Commission Expires

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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

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") do 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:

Being the easterly part of lots No. 5 and 8, part of a 15-foot alley and part of Hooper Street and also part of a 30.87 acres tract on the Plan of Rose Heights, of record in Book 332, page 146, Register's Office for 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.

These are unimproved properties commonly known as part of 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 24 day of June, 2024.

Grantor:

By: Benjamin Richards

By: Rebecah Richards

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th 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 24th day of June, 2024.

Notary Public

My Commission Expires:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th 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 24th day of June, 2024.

Notary Public

My Commission Expires:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Certificate of Authenticity

I, Robert J. Notestine III, 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 24th, 2024.

AFFIANT SIGNATURE

6/24/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 24th day of June, 2024.

NOTARY'S SIGNATURE

My Commission Expires:

Notary's Seal:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028