Karen Johnson Davidson County
Batch# 1155636 DEEDQC
07/09/2024 08:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240709-0051240

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20TH DAY OF DECEMBER, 2023

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JGL, LLC	New Owner	131 08 0Z 022.00
(NAME) 520 Duke Drive	(NAME) Same	131 08 0Z 002.00
(ADDRESS) Franklin, TN 37067	(ADDRESS)	011M C 017000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HIDDEN VALLEY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JGL, LLC A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A" Legal Description

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved X
This is improved property, known as Lots 2 & 22 Monroe Subdivision, Nashville (Davidson), TN 37204 and Lot 17 Harlan, Brentwood (Williamson), TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 20th day of December, 2023.

Hidden Valley Homes, LLC

James C. Spangler, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared James C. Spangler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Hidden Valley Homes, LLC the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of Hidden Valley Homes, LLC by himself as such officer.

Witness my hand and seal this 20th day of December, 2023.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary

My commission expires: 11/3/25

Exhibit "A" Legal Description

Property 1:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Monroe Subdivision, of record in Instrument No. 20220815-0092442, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hidden Valley Homes, LLC by Deed from Amber Lane Development, LLC recorded on July 3, 2023, of record in Instrument No. 20230703-0050587, Register's Office for Davidson County, Tennessee.

Property 2:

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat, Monroe Subdivision, of record in Instrument No. 20220815-0092442, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hidden Valley Homes, LLC by Deed from Amber Lane Development, LLC recorded on July 3, 2023, of record in Instrument No. 20230703-0050588, Register's Office for Davidson County, Tennessee.

Property 3:

Land in Williamson County, Tennessee, being Lot No. 17 Harlan Subdivision as shown on the Final Subdivision Plat Harlan Lots 1-21, and Open Space 1-8 of record in Plat Book P78, Page 639, Register's Office for Williamson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Hidden Valley Homes, LLC by Deed from Harlan Development, LLC recorded on May 6, 2022, of record in Book 8993, Page 333, Register's Office for Williamson County, Tennessee.

Certificate of Authenticity

I, Jewel Geiger, 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 12-20-23.

Date

Jewel Geiger

Affiant Signature

12-20-23

Date

BK/PG: 9391/844-847
23036596

4 PGS : QUITCLAIM DEED	
TRACY RICHARDSON 965434 - 23036596	
12/27/2023 - 08:01:00 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20TH day of DECEMBER, 20 23.

Sarah Harris

Notary's Signature

My Commission Expires: 2/9/2025

Date

Notary's Seal (if on paper)

SARAH HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Sarah Harris, 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 12/23/2023.

Date

Sarah Harris

Affiant Signature

12/20/2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of December, 20 23.

Rebecca Taylor

Notary's Signature

My Commission Expires: 5/1/2025

Date

Notary's Seal (if on paper)

REBECCA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY