Karen Johnson Davidson County
Batch# 1156699 DEEDQC
07/11/2024 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0052173

THIS INSTRUMENT WAS PREPARED BY: Stewart Title Company 100 Bluegrass Commons Blvd., Suite 110 Hendersonville, TN 37075 **NO TITLE SEARCH WAS PERFORMED OF THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.**	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY APRIL, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES:

JANET L. DAVIS STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Cornerstone Equity Investments, LLC, A Tennessee limited liability company	NEW OWNER	04216002600
540 West Main Street #320		
Gallatin, TN 37066		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rick Bishop, a married man, "GRANTOR", by these presents, does hereby quitclaim and convey unto Cornerstone Equity Investments, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", his successors, heirs and assigns all of her rights, title, and interests in and to a certain tract or parcel of land in **Sumner** County, State of **TENNESSEE**, described as follows, to-wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit: Being the easterly 70 feet of Lot No. 3 on the map of Finnland Heights, Part Two, of record in Book 1424, Page 7, Register's Office for said County, to which reference is made for a more complete description.

EXCLUSION:
Included in the above described tract but specifically EXCLUDED from this conveyance is the following described tract: Being part of the Easterly 70 feet of Lot 3, of Finnland Heights, Part Two, of record in Book 1424, Page 7, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the south margin of Old Hickory Boulevard, said point being the Northwest corner of this property; thence along the said South margin South 88 deg 52' East 75 feet to a point; thence South 3 deg 03' West 27.5 feet to a point; thence North 87 degrees 48' West 75.0 feet to a point; thence North 3 degrees 03' East 26.1 feet to the point of beginning.

Being the same property conveyed to Rick Bishop by deed from Tennessee Equity Holdings, Inc. recorded as Instrument No: 20080620-0063696, Register's Office for Davidson County, Tennessee. The herein described property is investment property for Grantor and is not occupied by Grantor, nor any member of his immediate family.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 311 Old Hickory Blvd., Madison, TN 37115.

Witness our hands this 25th day of April, 2024.

Rick Bishop

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Rick Bishop, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 25th day of April, 2024.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer Hoffman, do hereby make path that I am 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 the law on 4-25-24.

Jennifer A Hoffman

AFFIANT

DATE: 7-11-24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 11th day of July, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027