ADDRESS OF NEW OWNER:

Happytobehere Land Trust
141 Saundersville Rd., Apt. 2203
Hendersonville, TN 37075

PREPARED BY:

C. Jay Ingrum, Attorney
117 East Main Street
Gallatin, TN 37066

Karen Johnson
Batch # 1165571
08/02/2024 08:54:43 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240802-0058641

SEND TAX BILLS TO:

Same

MAP/PARCEL:

Map **034-01-0**, Parcel **027.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Doitright LLC, Grantor, of Anchorage, State of Alaska, hereby conveys, delivers and transfers to The Happytobehere Land Trust, Grantee, with Doitright, LLC, in its capacity as Trustee, and not personally, for good and valuable consideration, all of Grantor's right, title and interest in and to the following described tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Echo Meadows, of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Wren Road at the corner of Lots No. 31 and 32; thence with the line between said Lots, easterly 173 feet to a corner of Lot No. 65; thence with the line between Lots No. 31 and 65, southerly 193.9 feet to the north margin of Blue Bird Drive; thence with the margin of the same, westerly 226.6 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the east margin of Wren Road; thence with the margin of the same, northerly 209.6 feet to the point of beginning.

BEING the same property conveyed to Doitright, LLC by Keith H. Loven, M.D., received on August 19, 2016, as referenced in Instrument Number: 20160819-0087227, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lloyd O. Gragg, Jr., and wife, Amelia J. Gragg, D/B/A Gragg Properties, by deed from, of record in Book 6916, page 934, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Keith H. Loven, M.D. by deed recorded in Book 9312, page 394, R.O.D.C., TN.

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from Liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 64, Register's Office of said County.

Known by street and address as: 201 Bluebird Dr., Goodlettsville, TN 37072

The property description, as contained herein, is the same as that contained in the previous deed of record.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this 25 day of July, 2024.

Signed in the presence of:

Doitright, LLC, Grantor
By:

Keith Loven, Managing Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, **Keith Loven, Managing Member**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this 25th day of July, 2024.

Notary Public

My Commission Expires: 12/16/25

RHONDA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 25th day of July, 2024.

Notary Public

My Commission Expires: 12/16/25

RHONDA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED SOLELY BY GRANTOR.