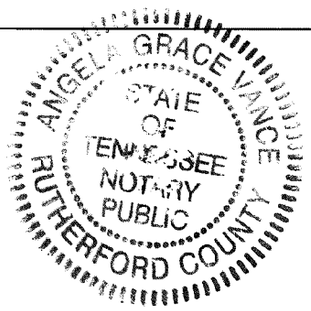
Karen Johnson Davidson County
Batch# 1222007 DEEDQC
12/31/2024 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241231-0101557



THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 30 day of December, 2024.

Notary Public

My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follow	Send Tax Bills To:	Map-Parcel Numbers:
Veteran Properties Direct, LLC	**SAME**	**080-08-0-317.00**
851 Price Ln		
Clarksville, TN 37040		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CLARKSVILLE HOMES LLC** " GRANTOR(S)", by these presents, does

hereby quitclaim and convey unto **VETERAN PROPERTIES DIRECT, LLC**

called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in DAVIDSON County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bordeaux Hills Addition of record in Book 4460, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deborah Marilene Russell by Quitclaim Deed from Joe Edward Russell of record in Book 9976, Page 46, Register's Office for Davidson County, Tennessee, dated March 06, 1996 and recorded on March 12, 1996.

The said Deborah Marilene Russell having since died on November 22, 2019 being survived by three children. Jannette Russell, Rocky Russell and Sharon Russell as attested on Affidavit of Heirships of record in Instrument Nos. 20231120-0098241 and 20211120-0090242, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Clarksville Homes LLC by Warranty Deed from Music City Holdings LLC a Texas Limited liability Company dated November 29, 2023 and recorded on December 7, 2023 Instrument # 20231207-0094567, Registers Office for Davidson County, Tennessee.

This is **improved** property known as **3226 HINKLE DR, NASHVILLE, TN 37218.**

WITNESS my/our hand(s) this 30 day December, 2024.

CLARKSVILLE HOMES, LLC
BY MICHAEL JASON MERRILL
ITS MEMBER

STATE OF TN
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MICHAEL JASON MERRILL** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are MEMBER of CLARKSVILLE HOMES LLC and that they are authorized by CLARKSVILLE HOMES LLC to execute this instrument on its behalf.

Witness my hand this 30 day of **DECEMBER, 2024.**

Notary Public

My commission expires: 12.2.28



Certificate of Authenticity

I, Katie Smith, 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

12/30/24.
Date

Affiant Signature

12/30/24
Date

State of TN

County of Montgomery

Sworn to and subscribed before me this 30 day of December, 20 24.

Notary's Signature

My Commission Expires: 12-2-28
Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY