Karen Johnson Davidson County
Batch# 1304123 DEEDQC
07/31/2025 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060661

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me
this 31st day of July, 2025.

My Commission Expires 3.20.2028

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIANT

NOTARY PUBLIC

Address New Owners as Follows:
R3Group Investments, LLC
2948 Sidco Drive
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map-Parcel:
097-02-0A-300.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Mathew Bruce Root,** Grantors, hereby quitclaims and conveys all of his/her/their undivided right, title and interest in the hereinafter described property to **R3Group Investments, LLC,** Grantees. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, 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 all of the property conveyed to Mathew Bruce Root, by Warranty Deed, from Tara Stark and Matthew Stark, of record in Instrument No. 202507310060660, Register's Office for Davidson County, Tennessee.

Said property having the street address of 1329 Riverbrook Drive, Nashville, TN 37076.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31ST day of July, 2025.

Mathew Bruce Root

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mathew Bruce Root, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2025.

Notary Signature My commission expires:



File #: 25-316

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

7/31/25.

Date

Affiant Signature

July 31, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 31st day of July, 2025

Notary's Signature

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)