Karen Johnson Davidson County
Batch# 1349807 DEEDQC
11/21/2025 12:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251121-0093250

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Nov, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-RCG-25-64A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
64 A AND B CANNON, LLC, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**093-16-1A-001.00CO**
1918 Rolling Creek Drive,		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUTHERFORD CONTRACTORS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **64 A AND B CANNON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 64 Cannon, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250515-0038105, 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 part of the same property conveyed to Rutherford Contractors Group, LLC, a Tennessee limited liability company by Warranty Deed from Kenneth Green and Jerika Green and Shanta Green, dated November 22, 2024 and recorded November 27, 2024 in Instrument No. 20241127-0092888, Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is improved property known as: **64 A Cannon St, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 18 day of Nov, 2025.

Rutherford Contractors Group, LLC

BY: _____
Howard White
Managing and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING AND SOLE MEMBER of RUTHERFORD CONTRACTORS GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING AND SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of November, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HUMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 11/18/25.

_____
Affiant Signature

November 20, 2025

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 20th day of November, 2025.

_____