Karen Johnson Davidson County
Batch# 444656 DEEDQC
07/28/2020 09:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200728-0082479

QUITCLAIM DEED	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owners	**Send Tax Bills To**	**Map-Parcel Nos.**
Tortuga Properties, LLC **3372 Brome Lane** **Nashville, TN 37218**	**Tortuga Properties, LLC** **3372 Brome Lane** **Nashville, TN 37218**	**092-03-0-073.00**

THIS INDENTURE, Made the 11th day of June, 2020, between **The Hammonds Group, Inc., A Tennessee Corporation,** as party or parties of the first part, hereinafter called Grantor, and **Tortuga Properties, LLC,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

See Exhibit A

IN WITNESS WHEREOF, the Grantor have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

The Hammonds Group, Inc.
By: Corey Hammonds, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 05-03-2021

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of June, 2020, before me personally appeared, Corey Hammonds, President of The Hammonds Group, Inc. , to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and that as the President of The Hammonds Group, Inc. and is authorized to do so.

Witness my hand and official seal on this 11th day of June, 2020.

Notary Public
My Commission Expires: 05-03-2021

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Exhibit A

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat, Re-Subdivision of Lot #2 & Part of Lot #1 Eliza Laws Lots, of record in Instrument No. 20180807-0077772, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to THE HAMMONDS GROUP INC., A TENNESSEE CORPORATION, by deed from FRANK MAXWELL, III, of record in Instrument No. 20180122-0006206, dated January 16, 2018 and corrected in Instrument No. 20180409-0033435, said Register's Office.

Being a portion of the same property conveyed to THE HAMMONDS GROUP INC., A TENNESSEE CORPORATION, by deed from WOLE K. TONGA AND KIMBERLY SHOCKLEY-TONGA, of record in Instrument No. 20180501-0041032, dated April 27, 2018, said Register's Office.

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023