(1)

PREPARED BY:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration is $0.00

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

Affiant: _____

Notary Public: _____
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 07-20-2024

ADDRESS OF NEW OWNER:
Mantaro LLC
5810 Shelby Oaks Dr., Ste. B
Memphis, TN 38134-7315

SEND TAX BILLS TO:
New Owner

MAP/PARCEL
086140D001900CO
086140D002800CO
086140D001500CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Southeastern Development Enterprise LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Mantaro LLC, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Tract I
Being Lot(s) 19 and 28 as shown on the Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20191004-0101983, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

Being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed from Joan Lee Williams, unmarried, dated October 16, 2017, of record in Instrument No. 20171020-0107487, Register's Office for Davidson County, Tennessee.

Tract II
Being Lot 15 as shown on the Final Plat Revision of lot 11 thru 15, Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20200623-0067577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

Being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed from Joan Lee Williams, unmarried, dated October 16, 2017, of record in Instrument No. 20171020-0107487, Register's Office for Davidson County, Tennessee.

The above tract is subject to all Easements, Restrictions, Covenants of Record and to the findings of a title report.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Karen Johnson Davidson County
Batch# 588785 **DEEDQC**
03/10/2021 01:40:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210310-0031586

Property known as: Lot(s) 19, 28 & 15 Hermitage Point, Hermitage, TN 37076

IN WITNESS WHEREOF, this document was executed this 20, day of March 2021.

Southeastern Development Enterprise LLC

By: Egor Danylov
Its: Member

By: Dmitri Danylov
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Egor Danylov and Dmitri Danylov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Southeastern Development, LLC, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as such Members.

Witness my hand and official seal at Franklin, Tennessee, this 20 day of March, 2021.

Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024