THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 593546 DEEDQC
03/17/2021 10:51:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210317-0035190

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2021.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bears Rails Holdings, LLC 3740 NW 89th Way Hollywood, FL 33024	New Owner	071-12-0E-045.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Joe Scott Green and Sheila Jill Green, Husband and Wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to Bears Rails Holdings, LLC a Florida Limited Liability Company, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 45, Lyric at Cleveland Park, as shown on the Declaration of Covenants, Conditions and Restrictions for Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190729-0074247, 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 Joe Scott Green and Sheila Jill Green by Warranty deed from Cherokee Development Partners, LP of record in Instrument 20210324-0023032 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on February 24, 2021.

Being also known as 1111 Harmony Way #45 Nashville, TN 37207.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, This instrument is effective as of the 15th day of March 2021.

Joe Scott Green

Sheila Jill Green

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joe Scott Green and Sheila Jill Green, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of February 2021.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021