THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 12th day of November, 2021. _____ Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 754004 DEEDQC
11/12/2021 01:36:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211112-0150974

QUITCLAIM DEED

Address New Owner: Bears Rails Holdings, LLC 3740 NW 89th Way Hollywood, FL 33024	Send Tax Bills To: New Owner	Tax Information: 071-12-0E-028.00-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 Liabiliy 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 No. 28 on the Plan of Lyric at Cleveland Park, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Convenants, Conditions and Restrictions in Instrument NO. 20190729-0074247, as amended in Instrument No. 20210907-0119338, 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 a portion of the same property conveyed to Joe Scott Green and Sheila Jill Green by Warranty Deed from Cherokee Development Partners, LP of record in Instrument No. 20211105-0148283 Register's Office for Davidson County, Tennessee, dated November 3, 2021 and recorded on 11/5/21.

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, Grantor has executed this instrument on this 2nd day of November, 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 2nd day of November 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022