Karen Johnson Davidson County
Batch# 795917 DEEDQC
01/27/2022 10:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220127-0009781

QUITCLAIM DEED

STATE OF FLORIDA
COUNTY OF Volusia

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Carl Tutera
CARL TUTERA

Subscribed and sworn to before me, this the 8th day of January, 2022.

Debra L. Mock
Notary Public
Debra L. Mock

My Commission Expires: 08/24/2025
#Physically Present - I.D. - Florida D.L.

DEBRA L. MOCK
Commission # HH 122354
Expires August 24, 2025
Bonded Thru Budget Notary Services

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Oates Creek, LLC c/o Carl Como Tutera 357 Ocean Shore Blvd. Ormond Beach, Florida 32176 Primo Maggio, LLC c/o Carrie Tutera Martin 726 Stetson Orlando, Florida 32804	Oates Creek, LLC c/o Carl Como Tutera 357 Ocean Shore Blvd. Ormond Beach, Florida 32176	044-14-145.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **OATES CREEK, LLC**, a Texas limited liability company and **PRIMO MAGGIO, LLC**, a Florida limited liability company (hereinafter collectively, the "**Grantors**"), hereby quitclaim and convey unto **OATES CREEK, LLC**, a Texas limited liability company, a seventy percent (70%) undivided interest, and unto **PRIMO MAGGIO, LLC**, a Florida limited liability company, a thirty percent (30%) undivided interest (hereinafter collectively, the "**Grantees**"), as tenants in common, their successors and assigns, their right, title and interest in and to all of those tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hopkins/Robinson Property of record in Instrument No. 20020710-0083070, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TOGETHER WITH cross easements for vehicular and pedestrian ingress and egress as set forth in Declaration of Reciprocal Easements and Restrictive Covenants or record as Instrument No. 20020715-0084518, said Register's Office.

BEING the same property conveyed to Oates Creek, LLC, a Texas limited liability company, and Primo Maggio, LLC, a Florida limited liability company by Special Warranty Deed of record in Instrument No. 20140702-0058237 Register's Office for Davidson County, Tennessee.

This is improved property known as 1241 Robinson Road, Old Hickory, Tennessee 37138.

THE PURPOSE FOR THIS CONVEYANCE IS TO MEMORIALIZE THE ORIGINAL PERCENTAGE OF OWNERSHIP OF THE GRANTEES, TO BE EFFECTIVE AS OF THE VESTING DATE OF THE WARRANTY DEED RECORDED ON JULY 2, 2014, AS INSTRUMENT NO. 20140702-0058237, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

(Remainder of Page Left Intentionally Blank; Signature Page Follows)

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be effective as of June 30, 2014, and executed as of the 8th day of January, 2022.

GRANTOR:

OATES CREEK, LLC,
a Texas limited liability company

By: Carl Tutera
Carl Tutera, Sole Member

STATE OF FLORIDA
COUNTY OF Volusia

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Carl Tutera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Oates Creek, LLC, a Texas limited liability company, the within named Grantor, and that he as Sole Member of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Sole Member.

WITNESS my hand, at office, this 8th day of January, 2022.

Debra L. Mock
NOTARY PUBLIC Debra L. Mock

My Commission Expires: 08/24/2025

(Signatures Continue on Following Page)

☒ Physical Presence
-OR-
☐ Online Notarization

☐ Personally known
☒ Produced identification
Type of Identification Produced: Florida D.L.

DEBRA L. MOCK
Commission # HH 122354
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GRANTOR:

PRIMO MAGGIO, LLC,
a Florida limited liability company

By: Carrie Tutera Martin
Carrie Tutera Martin, Managing Member

STATE OF FLORIDA
COUNTY OF Volusia
Dun

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Carrie Tutera Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Managing Member of Primo Maggio, LLC, a Florida limited liability company, the within named Grantor, and that she as Managing Member of the limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Managing Member.

WITNESS my hand, at office, this 24 day of January, 2022.

Debra L. Mock
NOTARY PUBLIC Debra L. Mock

My Commission Expires: 08/24/2025

☒ Physical Presence
-OR-
☐ Online Notarization

☐ Personally known
☒ Produced identification
Type of Identification Produced: Florida D.L.

DEBRA L. MOCK
Commission # HH 122354
Expires August 24, 2025
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Tennessee Certification of Electronic Document

I, Kristie Putman, do hereby make oath that I am a licensed attorney and/or 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 January 8, 2022 (date of document).

Kristie Putman
Affiant Signature

January 19, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of January, 2022.

Karen Hillebrand
Notary's Signature

MY COMMISSION EXPIRES: 11/3/25

NOTARY'S SEAL

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY