Name and Address of New Owner:
TTC Enterprises, LLC
515 Basswood Avenue, #A-10
Nashville, Tennessee 37209.

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 090-11-0A-010.00

Karen Johnson Davidson County
Batch# 865544 DEEDQC
06/01/2022 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220601-0063095

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Cowles, unmarried** "the Grantor," convey and quitclaim unto **TTC Enterprises, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A-10 as set forth in the Master Deed of Rock Harbor Condominium of record in Book 6153, Page 421, et seq. and re-recorded in Book 6102, Page 254; amended in Book 6896, Page 661 and Book 7369, Page 206 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Daniel A. Wiseman, unmarried, and Robert O. Wiseman, joint tenants with right of survivorship, by Warranty Deed from Donald R. Groves and wife, Nancy Groves, of record in Instrument No. 20050726-0086823 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on July 25, 2005. (Value of consideration shown in aforementioned deed $59,000.00.)

Said Robert O. Wiseman died on September 22, 2011, vesting Daniel A. Wiseman as surviving tenant.

Being the same property conveyed to Gina Wiseman by Quitclaim Deed from Daniel A. Wiseman, unmarried, of record in Instrument No. 20111003-0076560 Register's Office for Davidson County, Tennessee, dated September 30, 2011, and recorded on October 03, 2011. (Value of consideration shown in aforementioned deed $0.00.)

The said Gina Wiseman died on January 21, 2021, intestate, filed for Probate in Docket No. 21P266, Chancery Court of Davidson County, Tennessee. Daniel Austin Wiseman has been appointed Administrator of the Estate of Gina Burnett Wiseman, deceased.

Being the same property conveyed to Thomas Cowles, unmarried by Warranty Deed from Daniel A. Wiseman, Administrator and Heir and Robbie Shea Wiseman, Heir of the Estate of Gina Wiseman, of record in Instrument No. 202105210069415, Register's Office for Davidson County, Tennessee, dated May 19th 2021.

Being also known as 515 Basswood Avenue, #A-10, Nashville, Tennessee 37209.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of ~~March~~ May, 2022.

By: _____ (SEAL)
Thomas Cowles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of ~~March~~ May, 2022, before me personally appeared Thomas Cowles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of ~~March~~ May, 2022.

Notary Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of ~~March~~ May, 2022.

Notary Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-23-22.

Affiant Signature

5-23-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of May, 2022

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON