(1)

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

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF Williamson

Affiant: _____

Notary Public: _____
My Commission Expires: _____

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

The actual consideration is $0.00

ADDRESS OF NEW OWNER:
Mantaro LLC
231 Public Sq
Franklin, TN 37064

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 876130 **DEEDQC**
06/23/2022 10:13:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220623-0071616

MAP/PARCEL
086-14-0-E-026.00
086-14-0-E-005.00
086-14-0-E-023.00
086-14-0-E-009.00
086-14-0-E-012.00
086-14-0-E-017.00

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, a Tennessee limited liability company**, (hereinafter referred to as "**GRANTOR**") does 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:

Land in Davidson County, Tennessee, being Units 5, 9, 12, 17, 23 and 26 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Hermitage Point Cottages, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504 and in Instrument No. 20220310-0027561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Green Light LLC by Warranty Deed from Allen M. Gregory, an unmarried man, dated January 31, 2020, of record in Instrument No. 20200205-0013297, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to George Danylov and Dmitri Petrovich Danylov by Quitclaim Deed from Green Light LLC, a Tennessee limited liability company, dated January 28, 2022, of record in Instrument No. 20220202-0012450, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company by Quitclaim Deed from George Danylov and Dmitri Petrovich Danylov dated January 28, 2022, of record in Instrument No. 20220202-0012451, 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.

Property known as: 522 Taffy Way, Hermitage, TN 37076; 525 Taffy Way, Hermitage, TN 37076; 532 Taffy Way, Hermitage, TN 37076; 537 Taffy Way, Hermitage, TN 37076; 545 Taffy Way, Hermitage, TN 37076; 546 Taffy Way, Hermitage, TN 37076.

IN WITNESS WHEREOF, this document was executed this 17th, day of June 2022.

Southeastern Development Enterprise LLC, a Tennessee limited liability company

By: George Danylov
Its: Member

By: Dmitri Petrovich Danylov
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared George Danylov and Dmitri Petrovich Danylov of Southeastern Development Enterprise LLC, 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 Enterprise LLC, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by themselves as such Members.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of June, 2022.

Notary Public

My Commission Expires:_____

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