Karen Johnson Davidson County
Batch# 900473 DEEDQC
08/08/2022 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220808-0090069

THIS INSTRUMENT PREPARED BY:
Key Title & Escrow, LLC
406 Frazier Avenue, Suite 110
Chattanooga, TN 37405

QCD-DylanWilliams

Address New Owner(s) and Send Tax Bills to:

DMW Properties, LLC

30 N. Gould Dr. Ste R
Sheridan, WY 82801

Map & Parcel Nos.: 043 11 0 135.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Offer Tennessee LLC, A Delaware Limited Liability Company** ("Grantor") does hereby quitclaim and convey unto **DMW Properties, LLC, A Wyoming Limited Liability Company** ("Grantee"), his heirs its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land In the 11th, formerly 19th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of the Re-Subdivision of Lots Nos. 1 and 13 of the Anderson Estates, not of record, described as follows:

Beginning on the Westerly margin of Myatt Drive at the Southeast comer of property conveyed to Arnie Mack Swift by Deed from John W. Anderson and wife, of record in Book 1861, Page 586, Register's Office for said County, said point being 297 feet, more or less, South of the Southerly margin of Dupont Avenue, thence with said Drive Southwardly 50 feet to the corner of Lots Nos, 15 and 16; thence with the line between said two lots, Westwardly 150 feet to the common corner of Lots Nos. 15, 16, 85 and 86; thence with the line between Lots 16 and 85, Northwardly 50 feet to the Southwest corner of said Swift property; thence with the Southerly line of same, Eastwardly 150 feet to the beginning,

LESS AND EXCEPT that part of the property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed in Book 4357, Page 589 and being more particularly described as follows:

BEGINNING at a point in the present Westerly right-of-way line of Myatt Drive, at the Southeast comer of the Weimar Lands; thence Westerly along the Southerly line of the Weimar Lands, 11.35 feet to the new proposed Westerly right-of-way line of Myatt Drive; thence Northerly along the new proposed right-of-way line of Myatt Drive, 50 feet to a point in the Northerly property line of the Weimar Lands; thence Easterly along the Northerly property line of the Weimar Lands 13.36 feet to Weimar's Northeast corner, the same being in the present Westerly right-of-way line of Myatt Drive; thence Southerly along the present right-of-way line of Myatt Drive, 50 feet to the point of beginning and containing 618 square feet.

Being the same property conveyed to Kevin Wilcher and Kristie Wilcher, by Warranty Deed from Richard Kidd, of record in Instrument No. 20140128-0007677, In the Register's Office of Davidson County, Tennessee, dated January 27, 2014 and recorded on January 28, 2014.

Being the same property conveyed to Kevin Wilcher, by Quitclaim Deed from Marital Dissolution Agreement being part of a Final Decree of Divorce entered by the Chancery Court of Cheatham County, Tennessee in the cause of Kevin Wilcher vs Kristie Wilcher, Docket No. 17756. , of record in Instrument No. 20190819-0082717, in the Register's Office of Davidson county, Tennessee, dated August 15, 2019 end recorded on August 19, 2019.

And also being the same property conveyed to Offer Tennessee LLC, A Tennessee Limited Liability Company by Warranty Deed from Kevin Wilcher, of record in Instrument No. 20201229-0154394, in the Register's Office of Davidson County, Tennessee, dated December 22, 2020 and recorded on December 29, 2020. *Said Warranty Deed of record in Instrument No. 20201229-0154394 erroneously recorded as Grantee being Offer Tennessee LLC, A Tennessee Limited Liability Company, said Grantee should have been recorded as being Offer Tennessee LLC, A Delaware Limited Liability Company.*

The following is for informational purposes only:

Property Address: 116 Myatt Dr.
Davidson County, TN

Parcel No.: 043 11 0 135.00

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM, NOR WAS A TITLE EXAM REQUESTED. THE PREPARER MAKES NO WARRANTIES AS TO THE LEGITIMACY OF THE PROPERTY TRANSFER INVOLVED HEREIN.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of August, 2022.

Offer Tennessee LLC

By: _____
Dylan Williams

STATE OF TENNESSEE

COUNTY OF Hamilton

The actual consideration for this transfer is $0.00.

AFFIANT (Agent)

Subscribed and sworn to before me, this 5 day of August, 2022.

NOTARY PUBLIC (Key Title Notary)

My Commission Expires: 3/22/2026

VESTA B DUNLAP STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 3-22-2026

STATE OF TENNESSEE

COUNTY OF Hamilton

Before me personally appeared, Dylan Williams, with whom I am personally acquainted and who upon oath, acknowledged himself/herself to be the Member of **Offer Tennessee LLC**, the within named bargainer, and that he/she as such individual being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of **Offer Tennessee LLC**, by himself/herself as such.

WITNESS my hand and seal at office this 5th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 3/22/2026

VESTA B DUNLAP STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 3-22-2026

Tennessee Certification of Electronic Document

I, Vesta Dunlap, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/05/2022 (date of document).

Vesta Dunlap
Affiant Signature

8-8-22
Date

STATE OF TENNESSEE

COUNTY OF HAMILTON

Sworn to and subscribed before me on this 8th day of August, 2022.

Notary

MY COMMISSION EXPIRES: 12/22/2025

