TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 30, 2022

Affiant Signature

8-30-22
Date

Karen Johnson Davidson County
Batch# 910725 DEEDQC
08/31/2022 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220831-0098249

State of Tennessee

County of Williamson

Sworn and subscribed before me this 30 day of August, 2022

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20221344R

The actual consideration is $0.00.

NEW OWNER:

Yinzers LLC, a Tennessee limited liability company

AFFIANT

Subscribed and sworn to before me this the 30th day of August, 2022.

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8/10/25

SEND TAX BILLS TO:

Nancy Cleppe
4921 Bethesda Duplex Rd.
College Grove, TN 37046

MAP/PARCEL:
072-11-0-044.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Nancy Cleppe, a married woman (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Yinzers LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County Tennessee, being Lot. No. 14 on the Plan of Glenmeade Subdivision of record in Book 974, page 32, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Cleppe by deed dated January 13, 2021 from Leon Turner, Annie Avant, Karen Faye Gregory Robertson, Kendrea Fay Gregory, Cassandra Branch, Jeffery Turner, and Terry Turner Sr. of record in Instrument No. 20210119-0008083 Register's Office for Davidson County, Tennessee.

This property is commonly known as 2909 Glenmeade Drive, Nashville TN 37216.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 30th day of August, 2022.

GRANTOR:

Nancy Cleppe

Nancy Cleppe

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy Cleppe with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 30th day of August, 2022.

Christina Indrei
NOTARY PUBLIC

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY