Karen Johnson Davidson County
Batch# 912653 DEEDQC
09/06/2022 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220906-0099685

Name and Address of New Owner:
And Send Tax Bills To:
TK H2O IV Hydration & Wellness Café, LLC
200 Hunting Court
Lake Spivey, GA 30236

This Instrument Prepared By:

Tennessee Title Services LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122

Map & Parcel No: 108 03 0 200.00

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, **Kathy L. Walker (f/k/a Kathy L. Starks),** "the Grantor," convey and quitclaim unto **TK H2O IV Hydration & Wellness Café, LLC, a Georgia limited liability company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 80B on the Plan of the Zone Lot Division of Lots 77-81, Patio Villa, Section Four, as of record in Book 6250, Page 823, Register's Office for said County and State, to which plan specific reference is hereby made for a specific description of metes and bounds.

BEING the same property conveyed by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. to Kathy L. Starks, recorded December 29, 1999, as Instrument No. 199912290308196 in Davidson County, Tennessee Register of Deeds. The said Kathy L. Starks now known as Kathy L. Walker.

Commonly Known As: 1207 Cabana Circle, Nashville, TN 37214

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 GRANTEES, 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.**

202209060099685

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31 day of August, 2022.

Kathy L Walker (SEAL)
Kathy L. Walker (f/k/a Kathy L. Starks)

STATE OF Georgia
COUNTY OF Henry

On this 31st day of August, 2022, before me personally appeared Kathy L. Walker, formerly known as Kathy L. Starks 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 31st day of August, 2022.

Notary Signature
My commission expires:

LISA J HARRIS
My Commission Expires
NOTARY PUBLIC
May 10, 2026
HENRY COUNTY, GEORGIA

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.

Kathy L Walker
Affiant

STATE OF Georgia
COUNTY OF Henry

Sworn to and subscribed before me this 31st day of August, 2022.

Notary Signature
My commission expires:

LISA J HARRIS
My Commission Expires
NOTARY PUBLIC
May 10, 2026
HENRY COUNTY, GEORGIA

202209060099685

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/22.

Affiant Signature

9/2/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/2/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON