This document prepared by (and after recording return to):
Name: R Jaen
Firm/Company: Eligio LLC
Address: PO Box 810353
Address 2:
City, State, Zip: Boca RatonFl 33481
Phone:

Karen Johnson Davidson County
Batch# 927192 **DEEDQC**
10/10/2022 10:17:50 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00

20221010-0110984

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QUITCLAIM DEED
(Corporation to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Eligio LLC**, a Corporation organized under the laws of the state of Florida, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim unto **Eliza M. Jaen**, an Individual, ☐ married ☒ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.~~ LAT

The source of title in Grantor(s) is by _warranty_ deed recorded in the office of the Register of Deeds in Book , at page _, Instrument Number 20210722-0098596, of Davidson County, Tennessee.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 8_ day of _____October__, 20_22__.

{Eligio LLC}

BY: Ruben Jaen
TITLE:Member Manager

State of ~~Tennessee~~ Florida
County of Palm Beach

Before me, Ruben Jaen of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member Manager (title/officer authorized to execute the instrument) of Quit Claim Deed, the within named bargainer, a corporation, and that such president or officer as such Ruben Jaen, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Eligio LLC.

Witness my hand and seal, at office, this 4th day of October, 2022.

Notary's Signature

Seal

My commission expires: 03.31.26

RONNIE EUGENE JACKSON
Notary Public - State of Florida
Commission # HH 247472
My Comm. Expires Mar 31, 2026
Bonded through National Notary Assn.

Grantor(s) Name, Address, phone:
Eligio LLC
PO Box 810353
Boca Raton Fl 33481

Grantee(s) Name, Address, phone:
Eliza M. Jaen
2700 Cato Ridge Dr
Nashville, TN 37218

SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is __$ 300,000__.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Florida_____
County of Palm Beach_____

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_300,000_, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This ___8___ day of _October__, 20_22_____.

_____
Affiant

_____Ruben Jaen_____
Type or Print Name

State of ~~Tennessee~~ Florida
County of Palm Beach

Before me, Ruben Jaen of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member Manager (title/officer authorized to execute the instrument) of Quit Claim Deed, the within named bargainer, a corporation, and that such president or officer as such Member Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Fellgio LLC.

Witness my hand and seal, at office, this 9th day of October, 20 22.

_____
Notary's Signature

Seal

My commission expires: 03-31-2026

RONNIE EUGENE JACKSON
Notary Public - State of Florida
Commission # HH 247472
My Comm. Expires Mar 31, 2026
Bonded through National Notary Assn.

$ 0 1 d

Karen Johnson Davidson County
Batch# 681745 DEEDWARR
07/22/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210722-0098596

WARRANTY DEED

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-753

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eligio, LLC, a Florida limited liability company	Ruben Jaen	058 09 0A 234.00
(NAME) 2700 Cato Ridge Dr.	(NAME) 7100 NE 7th Ave	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Boca Raton, FL 33487	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark Byrne and Sarah Byrne, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Eligio, LLC, a Florida limited Liability Company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Jordan Ridge at Eaton's Creek Phase 7 – Section 2, of record in Plat Instrument No. 20080205-0012163, re-recorded in Instrument No. 20080326-0030483, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Byrne and Sarah Byrne, Husband and Wife, by Warranty Deed from David F. Page and Wife, Carolyn J. Page, of record in Instrument No. 20141222-0117016, in the Register's Office of Davidson County, Tennessee, dated December 15, 2014 and recorded on December 22, 2014.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,