Karen Johnson Davidson County
Batch# 935396 DEEDQC
10/28/2022 02:40:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221028-0116910

Commitment Number: TN-2208-009241

After Recording, Send To:
Lora Laverty, 1108 Safety Harbor Cove, Old Hickory, TN 37138

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
Lora Laverty, 1108 Safety Harbor Cove, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 064030C03100CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

LDM Safety Harbor Holdings LLC, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Lora Laverty**, hereinafter grantee, whose tax mailing address is **1108 Safety Harbor Cove, Old Hickory, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 206 on the Final Plat of Phase Four Section One Brandywine Pointe (a Planned Unit Development), of record in Plat Book 7900, Page 550 and 551, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Property Address is: 1108 Safety Harbor Cove, Old Hickory, TN 37138

DERIVATION CLAUSE

Being that property conveyed from Charles Williamson, a single man to LDM Safety Harbor Holdings LLC by Warranty Deed recorded January 3, 2022 as Instrument Number 20220103-0000421 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 064030C03100CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on OCT, 26, 2022.

LDM Safety Harbor Holdings LLC

By: Lora Laverty

Its: Sole Member/Manager

STATE OF ~~TN~~ or ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on OCTOBER, 26, 2022 by **Lora Laverty** the Sole Member/Manager on behalf of **LDM Safety Harbor Holdings LLC** who is personally known to me or has produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

OFFICIAL SEAL
OLHA VRZHEZHEVSKA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires June 26, 2023

State of ILLINOIS
County of COOK

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Subscribed and sworn to before me

This 26 day of OCTOBER, 2022.

Affiant

LORA LAVERTY
Print Name

OFFICIAL SEAL
OLHA VRZHEZHEVSKA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires June 26, 2023
(Seal)

Notary Public

My commission expires:

06/26/2023

OLHA VRZHEZHEVSKA
Print Name

CTIC# _____

Escrow No.: TN-2208-009241-RF
Title Order No.: TN-2208-009241-RF

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

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Being that property conveyed from Charles Williamson, a single man to LDM Safety Harbor Holdings LLC by Warranty Deed recorded January 3, 2022 as Instrument Number 20220103-0000421 in the Official County Records.

APN: 064030C03100CO

Tennessee Certification of Electronic Document

I, Kelley Liem, 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 10/26/22 (date of document).

K. Liem
Affiant Signature

10/26/22
Date

State of CA

County of ORANGE

Sworn to and subscribed before me this 26 day of OCT, 2022.

Notary's Signature

MY COMMISSION EXPIRES: Mar 8. 2026

NOTARY'S SEAL

ANDREA LEACH
Notary Public - California
Orange County
Commission # 2396277
My Comm. Expires Mar 8. 2026