Karen Johnson Davidson County
Batch# 952325 DEEDQC
12/16/2022 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221216-0130247

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hard Work, LLC PMB 2062 6339 Charlotte Pike Nashville, TN 37209	New Owner	42-4-36

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew Meulemans, an unmarried man,** by these presents does hereby quitclaim and convey unto **Hard Work, LLC, a Tennessee limited liability company,** her successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Williamson County, Tennessee:

Being the northerly part of Lot No. 14 on the Map of Bransford Realty Company's Subdivision of record in Book 421, page 38, Register's Office for said County, and described according to a survey made Dec. 16, 1957, by Z. J. Wilkinson, as follows:

BEGINNING at an iron pin in the center line of Highland Circle, being the northwest corner of the tract herein described and the southwest corner of part of Tract 15 conveyed to Sam N. Stephens and wife, by deed of record in Book 2043, page 17, Register's Office; thence South 82 degrees 30 minutes East 567 feet to an iron pipe located at the northeast corner of tract herein described, and the southeast corner of the tract sold to H. C. Travis and wife, in Book 1969, page 423, Register's Office, being also the westerly beginning of Tract No. 16 on said plan; thence South 3 degrees 30 minutes West along the boundary line of said Tract No. 16, 78 feet to a point; thence North 86 degrees 30 minutes West 551 feet to the center line of Highland Circle; thence North 3 degrees 30 minutes West 117 feet more or less to the point of beginning, and containing 1.25 acres, more or less.

Being the same property conveyed to Matthew Meulemans by Warranty Deed dated November 2, 2007 from Peggy A. White and Mildred L. Anderson, of record in Instrument 20071105-0130479, Register's Office for Davidson County, Tennessee.

MM

This is improved property known as 912 Highland Circle, Madison, TN 37115.

STATE OF ~~TENNESSEE~~ FLORIDA (ML)
COUNTY OF ~~DAVIDSON~~ MIAMI-DADE

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 14 day of DECEMBER, 2022

(X) Matthew Meulemans
Affiant

My commission expires: 07/31/2026
(Affix Seal)

MARCELO LEUS
Notary Public

MARCELO LEUS
Notary Public - State of Florida
Commission # HH 249002
My Comm. Expires Jul 31, 2026
Bonded through National Notary Assn.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14 day of DECEMBER, 2022

Matthew Meulemans
Matthew Meulemans

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Matthew Meulemans,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by personally signing his name for the purposes therein.

Witness my hand and seal this 14 day of DECEMBER, 2022

Notary Public MARCELO LEUS

My Commission Expires:
07/31/2026

MARCELO LEUS
Notary Public - State of Florida
Commission # HH 249002
My Comm. Expires Jul 31, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 16, 2022 (date of document).

Affiant Signature

December 16, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023