Name and Address of New Owner
And Send Tax Bills To:
Mark Rothschild and Jason Seaman
6546 Faultless Way
Hixson, 37343

Karen Johnson Davidson County
Batch# 954464 DEEDQC
12/22/2022 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221222-0132146

This Instrument Prepared By:

Key Title & Escrow
406 Frazier Avenue
110
Chattanooga, TN 37405

Map & Parcel No: 052 09 0 088

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, **5 Dogs Properties, LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim unto **Mark Rothschild, and Jason Seaman, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Montague Park Subdivision of Tracts 27 to 32 Inclusive, of record in Plat Book 421, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael K. Graham and wife, Freddie J. Graham by Warranty deed from Bernella S. Levin and Michael Joseph August, unmarried of record in Book 10619, page 381 Register's Office for Davidson County , Tennessee, dated September 18, 1997 and recorded on September 24, 1997. The said Freddie J. Graham also being known as Freddie Graham Rudolph

Being the same property conveyed to 5 Dogs Properties, LLC by Warranty Deed from Michael K. Graham and Freddie Graham Rudolph of record in Book 2016329, page 29590 Register's Office for Davidson County , Tennessee, dated March 28 2016, and recorded on March 29, 2016.

This conveyance is subject to:
Plan of record in Plat Book 421, Page 141, Register's Office for Davidson County, Tennessee.
Any and all existing easements and restrictions as shown of record not stated herein

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.

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

5 Dogs Properties, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Mark Rothschild, Member

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, Megan Huggins of the state and county mentioned, personally appeared Mark Rothschild, 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 of 5 Dogs Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Mark Rothschild as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Hamilton, TN, this 9 day of December, 2022.

Notary Signature

Printed Name: Megan Huggins

My commission expires: 3/11/24

MEGAN HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 03-11-2024

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.

Key Title Agent

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed before me this 9 day of December, 2022.

Notary Signature
My commission expires:

MEGAN HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 03-11-2024

Tennessee Certification of Electronic Document

I, Vesta Dunlap, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **12/09/2022** (date of document).

Vesta Dunlap

Affiant Signature

12/22/2022

Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me on this **22nd** day of **Dec**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/9/2025

