Karen Johnson Davidson County
Batch# 957018 DEEDQC
01/03/2023 09:25:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000101

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Elliot Brown Post Office Box 770665 Memphis, TN 38177	Same	081-12-0-278.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TORTUGA CAPITAL, LLC, a Tennessee limited liability company ("Grantor"), by these presents, transfers and conveys unto ELLIOT BROWN, a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, Grantor's interest in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in Davidson County, Tennessee, being Lot No. 340 on the Plan of McGavock's Town, North Nashville, of record in Book 21, page 23, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to TORTUGA CAPITAL, LLC, by Warranty Deed from ELLIOT BROWN, of record as Instrument No. 20221117-0122409, dated November 11, 2022, said Register's Office.

Grantor's interest in and to the Subject Property is conveyed to Grantee, his heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers its interest in and to the Subject Property to Grantee on an "as-is, where-is" basis.

This Quitclaim Deed is being executed and recorded in connection with the rescission and voidance of that certain Warranty Deed between a fraudster claiming to be Elliot Brown and Tortuga Capital, LLC, of record as Instrument No. 20221117-0122409, said Register's Office. Tortuga Capital, LLC hereby acknowledges and agrees that the Warranty Deed, due to the fraud on the part of someone claiming to be Elliot Brown, is void and of no force or effect whatsoever. This Quitclaim Deed is being executed and recorded to prevent any title issues with respect to the real property subject to the Warranty Deed.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature to be effective as of November 11, 2022.

GRANTOR:

TORTUGA CAPITAL, LLC

By: _____
Ian Ratliff, Member

By: _____
Matthew Wright, Member

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared Ian Ratliff and Matthew Wright, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged himself to be a Member (or other officer authorized to execute the instrument) of TORTUGA CAPITAL, LLC, the within named bargainor, a Tennessee limited liability company, and that each as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 28th day of December, 2022.

Amy Hankins
Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)

COUNTY OF Sumner)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D), the actual consideration given for this conveyance is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 19nd day of December, 2022.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024