THIS INSTRUMENT PREPARED BY
AND RETURN FILED COPY TO:
Ted A. Burkhalter, Jr.
1500 W. Broadway Avenue
Maryville, Tennessee 37801
(865) 984-4080

Karen Johnson Davidson County
Batch# 962788 DEEDQC
01/20/2023 08:29:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230120-0004577

STATE OF TN
COUNTY OF Blount

The actual consideration or value, whichever is greater, for this transfer is $1.00

Affiant

Subscribed and sworn to before me, this 13th day of January 2023, at Maryville TN

Notary Public

My commission expires: 3/30/2026

CHERI TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
My Commission Expires 03-30-2026

QUITCLAIM DEED

ADDRESS NEW OWNER:
THE SCARLAN GROUP, LLC
2406 SEBALD AVENUE
REDONDO BEACH, CA 90278

SEND TAX BILLS TO:
THE SCARLAN GROUP, LLC
2406 SEBALD AVENUE
REDONDO BEACH, CA 90278

MAP/PARCEL:
MAP: 075-07
PARCEL: 291.00

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, WENDI LEIGH WILLIAMS, (hereinafter referred to as "Grantor"), by these presents does hereby quitclaim and convey unto THE SCARLAN GROUP, LLC, (hereinafter referred to as "Grantee"), Williams all right, title and interest in the following described real estate in Davidson County, Tennessee:

Being ALL OF Lot No. 15 on the Plan of Amendments and Revisions to Rachel's Square, Section One and Two, as shown by plat appearing of record in Plat Book 6250, pages 538-543, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Lot.

Being the same property conveyed to WENDI LEIGH WILLIAMS by executor's quitclaim deed from TIMOTHY BLAKE COTHRAN, EXECUTOR, ESTATE OF TERRELL E. COTHRAN, of record in Instrument No. 20220202-0011902 recorded February 2, 2022, of the Register's Office of Davidson County, Tennessee.

This is improved property known as 208 and 210 Rachels Court, Hermitage, Tennessee 37076.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED PREPARED FROM PREVIOUS DEED OF RECORD.

IN WITNESS WHEREOF the said Grantor has hereunto set their hands this the 9th day of January, 2023.

WENDI LEIGH WILLIAMS, GRANTOR

ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On January 9, 2023 before me, Karen Villatoro, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Wendi Leigh Williams
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KAREN VILLATORO
Comm. No. 2379011
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. OCT. 19, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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