Karen Johnson Davidson County
Batch# 963473 DEEDQC
01/23/2023 03:23:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230123-0005210

PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
SHONAM, LLC – 213 SCARLET RIDGE CT LLC, PROTECTED SERIES
3225 MCLEOD DRIVE, SUITE 777
LAS VEGAS, NEVADA 89121 This space reserved for Recorder's use

PARCEL # 181 10 0A 051.00

QUIT CLAIM DEED
TCA 67-4-409(a)(4)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Zero and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Sam A. Karaman,** do hereby quitclaim and convey unto, **Shonam, LLC – 213 Scarlet Ridge Ct LLC, Protected Series,** a Tennessee series limited liability company, its successors, and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of First Revision, First Plat of Autumn Oaks Subdivision, Phase Two of record in Plat Book 11700, Page 64 and 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Register of Davidson County, Tennessee.

Being the same property conveyed to grantor herein by Warranty Deed of record at Instrument Number 20210310-0031234, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 213 Scarlet Ridge Court, Brentwood, Tennessee 37027

IN TESTIMONY WHEREOF I have hereunto set my hand this 23 day of January 2023.

Sam A. Karaman

Sam A. Karaman

Acknowledgement

State of TN)
)ss.
County of WILSON)

On 01/23, 2023, before me, Samantha A. Torres, a Notary Public, personally appeared, Sam A. Karaman, personally known to me (or 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.

SAMANTHA ASHLEY TORRES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 08/29/2023

WITNESS my hand and official seal.

Samantha A. T

Notary Public

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.

Sam A. Karaman

Sam A. Karaman, Affiant

Acknowledgement

State of TN)
)ss.
County of WILSON)

On 01/23, 2023, before me, Samantha A. Torres, a Notary Public, personally appeared, Sam A. Karaman, personally known to me (or 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.

SAMANTHA ASHLEY TORRES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 08/29/2023

WITNESS my hand and official seal.

Samantha A. T

Notary Public

The following information is not a part of this Deed:

Property Address:	**213 Scarlet Ridge Court** **Brentwood, Tennessee 37027**
Owner's Name and Address:	**Shonam, LLC – 213 Scarlet Ridge Ct LLC, Protected Series** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**
Parcel Number:	**181 10 0A 051.00**
Mail Tax Bills to:	**Shonam, LLC – 213 Scarlet Ridge Ct LLC, Protected Series** **3225 McLeod Drive, Suite 777** **Las Vegas, Nevada 89121**