PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Feb. 2023.

Notary Public
My Commission Expires: 3/1/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Karen Johnson Davidson County
Batch# 967221 DEEDQC
02/03/2023 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230203-0008088

Address New Owner	Send Tax Bills	Map-Parcel Numbers
TIN Real Estate Investments, LLC **1847 Utica Pike** **Jeffersonville, IN 47130**	**Same**	**053 03 0 064.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Dana A. Davis, now known as Dana Kellems, has bargained and sold, and does hereby convey, remise, release and forever quitclaims unto TIN Real Estate Investments, LLC, its successors and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being No. 65, on the Plan of (E.I. Dupont De Nemours & Company S/D) Village of Old Hickory, Section B, of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee and being further described as follows:
>
> Beginning at appoint in the west margin of Birdsall Street and running W 86.2 feet to a point; thence S 61.5 feet to a point; thence E 76.2 feet along the northerly margin of 13th Street to a point; thence 51.5 feet along the west margin of Birdsall Street to the point of beginning.
>
> Being the same property conveyed to Dana A. Davis, now known as Dana Kellems, by deed from Brian W. Oakley of record in Instrument No. 20050629-0074871, Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 Birdsall Street, Old Hickory, Tennessee 37138.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of January, 2023.

Dana A. Davis, now known as Dana Kellems

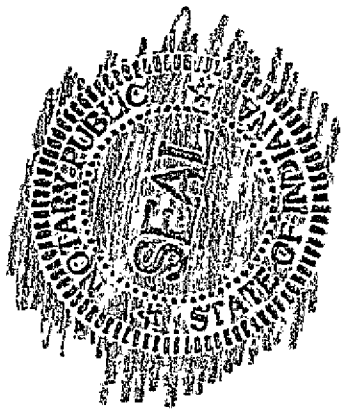
STATE OF Indiana
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana A. Davis, now known as Dana Kellems the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clark Co, Indiana, this 25th day of January, 2023.

Notary Public (Jennifer M. Grooms)

My Commission expires 7/9/2023
Comm# 667855



I, Emily Hobby, 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 this 25th day of Jan. 2023

Emily Hobby

Dated February 2, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobby who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of February, 2023

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY