This Quitclaim Deed was prepared solely from information furnished by the parties referenced herein. No title search, opinion or title insurance was requested, performed, or taken with this deed. The preparer does not warrant what a valid title search of this property would disclose. Therefore, the preparer is not responsible or liable in any way as to the accuracy of the contents contained and/or the current condition/status of the title to this property and/or what a good and valid title search would disclose. All the parties herein acknowledge and accept these statements.

STATE OF TN

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2023.

NOTARY PUBLIC

My commission expires: 11/02/2026

CHAD GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 974484 DEEDQC
02/27/2023 02:19:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230227-0013715

THIS INSTRUMENT PREPARED BY:

5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, TN 37027

Name & Address of property owner:
Jyjjaspa Cullom
P.O. Box 251
Antioch, TN 37011

Send tax bills to:
Same

Map/Parcel Numbers:
150-09-0-117

QUITCLAIM DEED

For and in Consideration of the sum of ten dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of relinquishing and releasing all of my/our right, interest and title in the property referenced below, We, **Home Sold Eazy, LLC, a Tennessee limited liability company**, Grantor(s), by these presents do convey, remise, release and QUITCLAIM unto:

Jyjjaspa Cullom

Grantee(s), her/his/their successors and assigns, all of my/our, title and interest in a certain tract or parcel of land, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Forest View Park, Section 4, Phase 2, of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Home Sold Eazy, LLC, a Tennessee limited liability company by Deed dated December 20, 2022 from IRA Innovations, LLC FBO William Dan Lain, IRA, recorded December 22, 2022, in Instrument Number 202212220132164, in the Official Records of Davidson County, Tennessee.

The above referenced property is also known as 3013 Kinwood Drive, Antioch, TN 37013.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 22 day of February, 2023.

Home Sold Eazy, LLC

BY: _____
Jay Cullom, Sole Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public, Jay Cullom, 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 the Sole Member of Home Sold Eazy, LLC, a TN LLC, the within named bargainor, and that such person as such Sole Member, being authorized to do so, executed the within instrument for the purposes therein contained on behalf of Home Sold Eazy, LLC, a TN LLC ,as it's Sole Member.

Witness my hand and official seal this 27th day of February, 2023.

_____
Notary Public at Large

My Commission Expires: 11/02/2026.

