QUITCLAIM DEED

STATE OF TN, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on March 14th, 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Primae Partes, LLC 5830 E 2nd Street Suite 7000, #189 Casper, WY 82609	Chrome and Parts 5309 Murfreesboro Rd Unit 852 La Vergne, TN 37086-1616	176 01 0 005.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that RALF WERNER, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto PRIMAE PARTES LLC, a Wyoming limited liability company, hereinafter called **"GRANTEE,"** their successors and assigns, his entire right, title and interest in and to certain tracts of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Number 46 on the Plan of Final Plat Hickory Woods, Section A, of record in Plat Book 6900, Page 511, surveyor's certificate of correction in Book 7582, Page 167, Register's office for said County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ralf Werner from Shaun Donovan, The Secretary of Housing and Urban Development, dated June 14, 2012, and recorded June 15, 2012, of record in Instrument No. 20120615-0052615 in Register's Office for Davidson County, Tennessee.

This property is known as 4625 Rockland Trail, Antioch, TN 37013.

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

WITNESS my hand on March 14th, 2023.

Karen Johnson Davidson County
Batch# 981309 **DEEDQC**
03/16/2023 09:34:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230316-0019003

Ralf Werner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On March 14th, 2023, before me personally appeared RALF WERNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on March 14th, 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025