REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 984783 DEEDQC
03/27/2023 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022098

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF March, 2023.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Terragon Trail LLC
4313 Belle Mina Lane
Franklin, TN 37064

NEW OWNER:
Terragon Trail LLC
4313 Belle Mina Lane
Franklin, TN 37064

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 27 day of March, 2023 between ELITE DEVELOPMENTS, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and TERRAGON TRAIL LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 91 on the Plan of Aldwych Village Phase 2 Section 2 as shown on a map of record in Instrument No. 20210105-0002019, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Elite Developments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Hee Kyung Shin dated September 14, 2018 and filed September 24, 2018 of record in Instrument No. 20180924-0094261, in the Register's Office of Davidson County, Tennessee.

TAX PARCEL # 148 08 0B 081.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 4869 Tarragon Trail, Antioch, TN 37013.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and the legal description is based on the above-referenced plat.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

ELITE DEVELOPMENTS, LLC,
a Tennessee Limited Liability Company

BY: Emad Yousef
Emad Yousef, Member

BY: Malak Salama
Malak Salama, Member

BY: Haroun Soltan
Haroun Soltan, Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Emad Yousef, Malak Salama and Haroun Soltan, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Members of Elite Developments, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent(s). Witness my hand and seal at office in the aforesaid state and county this 27 day of March, 2023.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Tonya Loftin, 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 **March 27, 2023**.

Date

Tonya Loftin
Affiant Signature

March 27, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of March, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)