Karen Johnson Davidson County
Batch# 989619 DEEDQC
04/06/2023 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230406-0025390

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	BTI 1179, LLC 111 West 33rd St. Suite 1901 New York, NY 10120

Order Number: C-TN864577 - 2

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **CTI 1379, LLC, a Delaware Limited Liability Company,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **BTI 1179, LLC, , a Delaware Limited Liability Company** whose address is 111 West 33rd St. Suite 1901, New York, NY 10120, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 69, on the Plan of Phase Two, Section Four, Heron Walk, a Planned Unit Development, of record in Plat Book 9700, Page 687, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all terms and provisions of the restrictions and By-Laws of record in Book 10095, Page 464 and Book 10170, Page 124, said Register's Office.

Subject to all matters appearing on the Plan of record in Plat Book 9700, Page 687, said Register's Office.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 052080A24500CO
Street address of property: 913 Santa Maria Cove, Madison, TN 37115
Prior Instrument Reference by which Grantor(s) acquired title: Book —, Page — * in the Register's Office, Davidson County, Tennessee.
*inst # 20230406-0025245

Signed this 31 day of March, 2023

Signature of Grantors:

CTI 1379, LLC

By _____

Name/Title MICHAEL DEFRANCESCO / AUTHORIZED SIGNER

STATE OF FLORIDA, COUNTY OF PINELLAS, SS:

BE IT REMEMBERED That on this 31 day of March, 2023, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came MICHAEL DEFRANCESCO in the capacity of AUTHORIZED SIGNER for CTI 1379, LLC known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
SUSAN HANLEY
MY COMMISSION # GG 331965
EXPIRES: May 7, 2023
Bonded Thru Notary Public Underwriters

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 052080A24500CO
Street address of property: 913 Santa Maria Cove, Madison, TN 37115

CTI 1379, LLC BY MICHAEL DEFRANCESCO, AUTHORIZED SIGNER

Oath of Consideration

I or we, ^, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 31 day of March, 2023

Signatures of Affiant(s):
CTI 1379, LLC

MICHAEL DEFRANCESCO, AUTHORIZED SIGNER

Sworn and subscribed before me this 31 day of March, 2023.

Notary Public

SUSAN HANLEY
MY COMMISSION # GG 331965
EXPIRES: May 7, 2023
Bonded Thru Notary Public Underwriters

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 03/31/2023 (date of document).

Affiant Signature

04/06/2023

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 06 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026