This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 5-1028-LV

Karen Johnson Davidson County
Batch# 995754 DEEDQC
04/24/2023 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230424-0030162

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this the 24th day of April, 2023.

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen W. Higgins 763 Fitzpatrick Road Nashville, TN 37214	New Owner	084-16-0-092

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Sunset Beach, LLC, a Tennessee Limited Liability Company** ("Grantor") do hereby quitclaim and convey unto **Stephen W. Higgins, a married man** ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 61 on the Plan of Hargis Heights, of record in Plat Book 974, Page 82, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen W. Higgins, a married man by Warranty Deed from Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware Limited Liability Company of record as Instrument No. 20220517-0057083 in the Register's Office for Davidson County, Tennessee, dated May 6, 2022 and recorded on May 17, 2022.

Being the same property conveyed to Sunset Beach, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Stephen W. Higgins, a married man of record as Instrument No. 20230330-0023198 in the Register's Office for Davidson County, Tennessee, dated March 29, 2023 and recorded on March 30, 2023.

This is improved property located at: **2524 Stinson Road, Nashville, TN 37214.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2023.

GRANTOR:

Stephen Higgins, CEO

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Stephen Higgins, CEO of Sunset Beach, LLC, 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 CEO of Sunset Beach, LLC, the within named bargainor, a Limited Liability Company, and that such Stephen Higgins, CEO of Sunset Beach, LLC as such CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as CEO.

Witness my hand and seal, at office in Wilson County, this 24th day of April, 2023.

Notary Signature

My commission expires: 3/12/2024

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4-24-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4-24-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th **day of** April **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM