Karen Johnson Davidson County
Batch# 995934 DEEDQC
04/25/2023 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230425-0030398

This instrument prepared by:

File No. 20221247R

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration is $0.00.

NEW OWNER:

Pleasant Hills Properties, LLC
4616 S. Island Drive
North Myrtle Beach, SC 29582

AFFIANT

Subscribed and sworn to before me this
the 25 day of April, 2023.

SEND TAX BILLS TO:

New owner

NOTARY PUBLIC

MAP/PARCEL:

033-10-0-011.00

My Commission Expires: 1/14/26

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Michael Valdes, an unmarried man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Pleasant Hills Properties, LLC (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 9 on the Plan of Ridge Mont Estates, Section One, which plan appears of record in Plat Book 5050, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Valdes, unmarried, by Warranty Deed from Faye D. Carnahan, of record in Instrument Number 20220712-0080120, in the Register's Office for Davidson County, Tennessee, dated July 5, 2022 and recorded on July 12, 2022.

This property is commonly known as 335 Northwind Drive, Goodlettsville, TN 37072.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 25 day of April, 2023.

GRANTOR:

Michael Valdes

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Valdes with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 25 day of April, 2023.

NOTARY PUBLIC

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/14/26

Certificate of Authenticity

I, Robin B. White, 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 April 25, 2023.

Date

R B. White

Affiant Signature

4.25.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of April, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY