Prepared By:
Mr. Daniel Sohn
416 Cobert Ln
Franklin, Tennessee 37064

After Recording Return To:
EAJ Enterprises, LLC
416 Cobert Ln
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 999332 **DEEDQC**
05/03/2023 01:30:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230503-0032878

TAX PARCEL ID #: 042-08-0-089.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Daniel Sohn *("Grantor")* , **whose address is** 416 Cobert Ln, Franklin, Tennessee 37064, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** EAJ Enterprises, LLC *("Grantee")* , a/an Tennessee company, **whose address is** 416 Cobert Ln, Franklin, Tennessee 37064, all right, title, interest and claim to the following real estate property located at 745 Heritage Dr in the City/Township of Madison, located in the County of Davidson and State of Tennessee and ZIP code of 37115, to-wit:

Property having Lot No. 10, with the Section No. Four, and having the following description: Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Heritage Village, Section Four of record in Plat Book 6200, Page 137, in the Registrar's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.. CURRENT SOURCE OF TITLE: 20230403-0024030

FOR VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 05/03/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

D.S

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Daniel Sohn
(Grantor's or Authorized Representative's Signature)
Daniel Sohn

Daniel Sohn
(Grantee's or Authorized Representative's Signature)
Daniel Sohn
Member of EAJ Enterprises, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Daniel Sohn, Affiant
Subscribed and sworn before me this the
3 Day of May, 2023.
Brandi Wells, Deputy Register

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

(FIRST WITNESS NAME TYPED)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Daniel Sohn
Member
EAJ Enterprises, LLC
416 Cobert Ln
Franklin, Tennessee 37064

Grantor's Address:

Mr. Daniel Sohn

416 Cobert Ln
Franklin, Tennessee 37064

Mail Subsequent Tax Bills To:
EAJ Enterprises, LLC
416 Cobert Ln
Franklin, Tennessee 37064

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 5/3/23 by Mr. Daniel Sohn, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

J. C. Ford
(Signature of Notary)

John C. Ford
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 6/28/25

