Karen Johnson Davidson County
Batch# 1000320 DEEDQC
05/05/2023 04:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230505-0033681

Name and Address of New Owner:
White Oak Investments, LLC
1831 12th Avenue South #109
Nashville, TN 37203

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No. 072114M00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eagle Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantor," herby bargain, sell, release, remis, quitclaim, and convey unto **White Oak Investments, LLC, a Tennessee Limited Liability Company,** "the Grantee," all my right, title, and interest in and to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B, 1417 Ann St and 2207 Pennington Ave Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20210817-0110777, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.
>
> Being a portion of the same property conveyed to Eagle Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Willie Jim Thompson, Jr. and Yolanda Thompson, as husband and wife, tenancy by the entirety, dated June 18, 2021, and recorded June 21, 2021, in Instrument No. 20210621-0083468, Register's Office for Davidson County, Tennessee.
>
> For Informational Purposes Only: Also being known Unit B 2207 Pennington Ave, Nashville, TN 37216. Parcel No. 072114M00200CO

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of May, 2023.

Eagle Holdings, LLC, a Tennessee Limited Liability Comapny

Ryan Maxwell (SEAL)

BY: Ryan R. Maxwell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.L. Schodroski of the state and county mentioned, personally appeared Ryan R. Maxwell, 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 Manager of Eagle Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Eagle Holdings, LLC, as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Nashville, this 3rd day of May, 2023.

M.L. Schodroski
Notary Signature

Printed Name: M.L Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 day of May, 2023.

Notary Signature
My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Elctronic Document

I, Christina Tolbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 5/3/2023 (date of document).

Affiant Signature

5/5/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of May, 2023.

M.R. SCHOLFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 03, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL