THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN **TO:**

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Mark Haramija
349 CASTLEMERE CT
MURFREESBORO, TN 37130

Send Tax Bill to:
New Owner

Map-Parcel Number:
083-04-1J-001.00 & 083-04-1J-002.00

State of Tennessee
County of RUTHERFORD

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2023.

Notary Public

My Commission Expires:
5.21.2024

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CPS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MARK HARAMIJA AND MARIEDEL HARAMIJA, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 2401 A & B Himes Dr., Nashville, TN 37206.

31st IN WITNESS WHEREOF, the undersigned has executed this instrument this day of May, 2023.

CPS Homes, LLC

Mark Haramija, Sole Member

Karen Johnson Davidson County
Batch# 1009865 DEEDQC
06/01/2023 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230601-0041285

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Haramija, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sole Member of the within named bargainor, CPS Homes, LLC, and that he, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of CPS Homes, LLC by the said Mark Haramija as such Sole Member.

Witness my hand and official seal this _____ day of May, 2023.

My Commission Expires:

_____
Notary Public

SEE ATTACHED CA ACKNOWLEDGMENT

Exhibit A

Land in Davidson County, Tennessee, being Unit A and Unit B of Homes at 2401 Himes Drive, as set forth in the Declaration of Covenants, Conditions and Restrictions for Homes at 2401 Himes Drive, of record as Instrument No. 20211027-0144380, in the Register's Office for Davidson County, Tennessee, a plat of which is attached as "Exhibit B" thereto, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to CPS Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated 08/31/2022, from Jeffrey C. King and Tammy Rogers King, husband and wife, of record in Instrument No. 20220902-0099359, Register's Office for Davidson County, Tennessee.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On 5/31/2023 before me, Janel Fitzgerald, Notary Public
(insert name and title of the officer)

personally appeared Mark Haramija,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JANEL FITZGERALD
Notary Public - California
Riverside County
Commission # 2298309
My Comm. Expires Jul 23, 2023

Signature Janel Fitzgerald (Seal)

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 05/31/2023.

Affiant Signature

06/01/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY