This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 5-1142-LV

Karen Johnson Davidson County
Batch# 1019854 DEEDQC
06/28/2023 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230628-0049075

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

Subscribed and sworn to before me, this the 20th day of June, 2023.

Notary Public
My Commission Expires: 3/12/2024

LISA VIRDEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sunset Beach, LLC 763 Fitzpatrick Road Nashville, TN 37214	New Owner	150-01-0-312

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, **Stephen W. Higgins, a married man** ("Grantor") do hereby quitclaim and convey unto **Sunset Beach, LLC, a Tennessee Limited Liability Company** ("Grantee"), their 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:

The following described real property situated in Davidson County, Tennessee:

Being Lot No. 65, on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal described of said property.

Being the same property conveyed to Stephen W. Higgins by Warranty Deed from Brandon Adams, Trustee of the 561 Owendale Dr Trust of record as Instrument No. 20220622-0071338, in the Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 22, 2022.

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **561 Owendale Drive, Antioch, TN 37013.**

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 26th day of June, 2023.

GRANTOR:

Stephen W. Higgins

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen W. Higgins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2023.

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission expires: 3/12/2024

- 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 10/26/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/26/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2023

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

