Karen Johnson Davidson County
Batch# 1020141 DEEDQC
06/28/2023 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230628-0049377

Name and Address of New Owner:
Mene Zua Sr. Trustee, LLC
78 Governors Way
Brentwood, TN 37027

Send Tax Statements To:
Mene Zua Sr. Trustee, LLC
78 Governors Way
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130

Map and Parcel: 051-00-0-171

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mene S. Zua, hereinafter called the GRANTOR has bargained and sold, and by these presents does transfer and convey unto Mene Zua Sr. Trustee, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, all of the interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1, on the Final Plat of Peak Business Park Briarville Road, of record in Instrument 20021122-0145274, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mene S. Zua by Quitclaim Deed from Yvonne R. Zua, of record in Instrument 20111216-0098002, dated December 8, 2011, Register's Office for said County.

This is improved property known as: 1308 Briarville Road, Madison, Tennessee 37115

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27 day of June, 2023.

Mene S. Zua

State of Tennessee

County of Rutherford

Personally appeared before me, Mene S. Zua with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of June, 2023.

Notary Public
My Commission Expires: 01-30-24

AMANDA L BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of June, 2023.

Notary Public
My Commission Expires: 3/15/2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 6/27/23 (date of document).

Affiant Signature

6/28/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of June, 2023.

Notary Signature

My Commission Expires: 3-15-2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY