Karen Johnson Davidson County
Batch# 1023170 DEEDQC
07/06/2023 02:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230706-0051731

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	BTI 1179, LLC 111 West 33rd Street Suite 1901 New York, NY 10120

Order Number: C-TN868327-2

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **CTI 1379, LLC, a Delaware Limited Liability Company,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **BTI 1179, LLC, a Delaware Limited Liability Company,** whose address is 111 West 33rd Street, Suite 1901, New York, NY 10120, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 86, Section 6 on the Plan of Valley Grove Subdivision of record in Plat Book 5200 Page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 086-16-0-066.00
Street address of property: 4117 Woodway Lane, Hermitage, TN 37076

Prior Instrument Reference by which Grantor(s) acquired title: Book ——, Page ——— in the Register's Office, Davidson County, Tennessee.
Inst #20230706-0051659

Signed this 30 day of June, 2023.

Signature of Grantor:

CTI 1379, LLC

By _____

Name/Title MICHAEL DEFRANCESCO / AUTHORIZED SIGNATORY

STATE OF FLORIDA, COUNTY OF PINELLAS, SS:

BE IT REMEMBERED That on this 30 day of June, 2023, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came MICHAEL DEFRANCESCO in the capacity of AUTHORIZED SIGNATORY for CTI 1379, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
SUSAN HANLEY
MY COMMISSION # HH 359057
EXPIRES: May 7, 2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 086-16-0-066.00
Street address of property: 4117 Woodway Lane, Hermitage, TN 37076

Oath of Consideration

I or we, CTI 1379 LLC, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 30 day of June, 2023.

Signatures of Affiant(s):

MICHAEL DEFRANCESCO, AUTHORIZED SIGNATORY
Sworn and subscribed before me this 30 day of June, 2023

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
SUSAN HANLEY
MY COMMISSION # HH 359057
EXPIRES: May 7, 2027

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 true and exact copy of the original document executed and authenticated according to law on 6/30/2023 (date of document).

Thuy Nguyen
Affiant Signature

7/6/2023
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 6 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

