REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1030012 DEEDQC
07/24/2023 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0056856

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21st DAY OF July, 2023.

NOTARY PUBLIC
COMMISSION EXPIRES: 3/9/2027

STACY R JACOBS SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Daniel Tuple
601 Pebblebrook Road
Mable, GA 30126

NEW OWNER:
Daniel Tuple
601 Pebblebrook Road
Mable, GA 30126

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 21st day of July, 2023 between SIGMA PROPERTIES, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and DANIEL TUPLE (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Laurel Acres, as of record in Book 2133, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Sigma Properties, LLC, a Tennessee Limited Liability Company, from Janice D. Fortner, Successor Trustee of the Gid

R. Suddarth and/or Virginia P. Suddarth Revocable Living Trust dated the 8th day of March, 2005 by Warranty Deed dated June 22, 2023 and recorded on June 28, 2023 in Instrument No. 20230628-0049269, Register's Office for Davidson County, Tennessee

TAX PARCEL # 119 11 0 017.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2618 Mashburn Road, Nashville, TN 37210.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Sigma Properties, LLC,
a Tennessee Limited Liability Company

BY: _____
Daniel Tuple, Sole and Managing Member

STATE OF TN)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Daniel Tuple, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Sole and Managing Member of Sigma Properties, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent.

Witness my hand and seal at office in the aforesaid state and county this 21st day of July, 2023.

SEAL

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Stacy R Jacobs
NOTARY PUBLIC
COMMISSION EXPIRES: 3/9/2027

Certificate of Authenticity

I, Tonya Loftin, 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 7/21/2023.

Date

Tonya Loftin
Affiant Signature

July 24, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)