Karen Johnson Davidson County
Batch# 1038867 DEEDQC
08/16/2023 10:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230816-0063811

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 37807-07-2023 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is: $0.00<br>Beth Brock<br>Affiant<br>Subscribed and sworn to before me, this 14 day of August, 2023.<br>Claire H. Jenkins<br>Notary Public<br>My Commission Expires: 10/2/23 |

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>GAMINE SADDLEBREDS, LLC<br>1762 Woodsong Drive<br>Brentwood, TN 37027 | Send Tax Bills To:<br>new owner | Tax Information:<br>Map and Parcel No.:<br>159060B04100CO |

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mark Alexander McDonell and Noel Poncy McDonell, husband and wife** ("Grantors"), do hereby quitclaim, transfer and convey unto **Gamine Saddlebreds, LLC, a Florida limited liability company** ("Grantee"), his heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1762 Woodsong Drive, Brentwood, TN, 37027.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14 day of August, 2023.

Mark Alexander McDonell

Noel Poncy McDonell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Alexander McDonell and Noel Poncy McDonell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41, on the Voce, Phase 2B, Major Subdivision, as shown on plat of record in Instrument 20160808-0082374, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mark Alexander McDonell and Noel Poncy McDonell, husband and wife, by Special Warranty Deed from Voce Development Company, LLC, of record in Instrument No. 20201103-0128276, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on November 03, 2020.

## Tennessee Certification of Electronic Document

I, George Mudter, 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 8/14/23 (date of document).

Affiant Signature

8/14/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of August, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY