Name and Address of New Owner:
Stonehorse Real Estate Holdings, LLC
157 Powers Road, Oakdale, TN 37829

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1050596 DEEDQC
09/15/2023 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230915-0072530

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 53-08-0B-004.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samuel Parker, a Single Man,** "the Grantor," conveys and quitclaims unto **Stonehorse Real Estate Holdings, LLC, a Tennessee Limited Liability Company, a 90% undivided interest in and to said property and Samuel Parker, an unmarried man, a 10% undivided interest in and to said property, as tenants in common,** "the Grantees," in the following described real estate in Davidson County, Tennessee:

Being Unit No. 4 of Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotates and as established by that certain Declaration of Cook's landing lakeshore Condominiums of record in Instrument Number 20170731-0077332, as amended by AMENDING AND RESTATED DECLARATION OF CONVERTING TO COOK'S LANDING CONDOMINIUMS TO COOK'S LANDING LAKESHORE TOWNHOMES, A HORIZONTALPROPERTY REGIME WITH PRIVATE ELEMENTS of record in Instrument Number 20180716-0068745, in the Register's office for Davidson County, Tennessee, Reference is hereby made to the Plat of Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with private elements set forth in Exhibit 1 of said Declaration for the location of the unit described herein.

Being the same property conveyed to Samuel Parker, a Single Man by Deed from Cook Land Development, LLC, a Tennessee Limited Liability Company dated July 2, 2020 and recorded July 14, 2020 in Instrument Number 20200714-0076821, Register's office for Davidson Country, Tennessee.

Property more commonly known as: 218 22nd St., Old Hickory, TN 37138

Source of Description: Previous and Last Conveyance. No title search was preformed. The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.IN WITNESS

WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of June, 2023.

_____(SEAL)
Samuel Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of June, 2023, before me personally appeared Samuel Parker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of June, 2023.

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration is $0.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 6/28/2023 (date of document).

Shannon O'Neill

6/28/2023

Date

State of Tennessee
County of DAvidson

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

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD