Name and Address of New Owner:
Illinois Nations, LLC
4278 Old A1A
Palm Coast, FL 32137

Send Tax Bills To:
Illinois Nations, LLC
4278 Old A1A
Palm Coast, FL 32137

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 091-12-0-357-00

Karen Johnson Davidson County
Batch# 1054750 DEEDQC
09/27/2023 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230927-0075867

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, **Steven Burkhardt, Sr., a married man,** "the Grantor," convey and quitclaim unto **Illinois Nations, LLC, a Florida limited liability company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee:

Lot 516, Block 85, No. 1 Plan of West Nashville, as shown on plat of record in Plat Book 57, Page 74 and 75, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Steven Burkhardt, Sr., by Warranty Deed from Margaret Dodson Spraks, married, f/k/a Margaret Dodson and Gene Andrew Sparks, wife and husband, of record in Instrument Number 20230711-0053082, Register's Office for Davidson County, Tennessee, dated July 11, 2023 and recorded on July 11, 2023.

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 21st day of September, 2023.

(SEAL)
Steven Burkhardt, Sr.,

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Duval

On this 21st day of September, 2023, before me personally appeared Steven Burkhardt,Sr., 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 and seal, at office in Jacksonville, FL, this 21st day of September, 2023.

Notary Signature

Printed Name: Robert Daugustinis

My commission expires: July 8, 2026

NOTARY PUBLIC STATE OF FLORIDA
ROBERT DAUGUSTINIS
MY COMMISSION # HH 275754
EXPIRES: July 8, 2026

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 for this transfer or value of the property transferred, whichever is greater, is **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of September, 2023.

Notary Signature
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9.21.23.

Affiant Signature

9.21.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of September, 2023.

Notary Signature

My Commission Expires: 5-9-26

