Karen Johnson Davidson County
Batch# 1064255 DEEDQC
10/24/2023 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231024-0083275

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-16263-2023

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2023.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thymus, LLC 1614 Tate Lane Mt. Juliet, TN 37122	Same as Address of New Owner	P/O 105-11-0-103

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **STEVEN R. GRIFFITH, A MARRIED MAN**, hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **THYMUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Certain units located in Davidson County, Tennessee, being known and designated as Units A, B, C, and D, of Homes at 1815 Martin Street, a horizontal property regime with private elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing Homes at 1815 Martin Street, a horizontal property regime, of record in Instrument #20221021-0114661, Register's Office for said County, and with said unit being depicted on Exhibit B to said Declaration, together with the percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Thymus, LLC, a Tennessee limited liability company, from Momo Real Estate Investment, Inc., by Warranty Deed dated June 22, 2023 and recorded June 27, 2023 in Instrument #20230627-0048750, said Register's Office. And being the same property conveyed to Steven R. Griffith, a married man by Quitclaim Deed from Thymus, LLC, a Tennessee limited liability company, of record in Instrument No. _____202310240083273 _____, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Momo Real Estate Investment, Inc., a Tennessee corporation, from New Hope Properties, LLC, a Tennessee

limited liability company, by Special Warranty Deed dated August 13, 2021 and recorded August 16, 2021 in Instrument #20210816-0110342, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 23rd day of October, 2023.

Grantor:

Steven R. Griffith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Steven R. Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of October, 2023.

Notary Public

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 23, 24 (date of document).

Jennifer L. Pennell

Oct 24, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

