Karen Johnson Davidson County
Batch# 1079928 DEEDQC
12/08/2023 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231208-0094768

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Oakmore LLC 116 Agnes Rd. Ste. 200 Knoxville, TN 37919	New Owner	052-16-0-056.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 7 day of December, 2023.

Notary Public

My Commission Expires: 9-21-26
(Affix Seal)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Christian Scales and Markeesa Scales, husband and wife**, hereinafter referred to as the Grantor, hereby quitclaims unto **Oakmore LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Marlin Meadows, Section No. 4 of record in Plat Book 2133, Page(s) 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 fronts 115 feet on the Northeasterly side of Berwick Trail and runs back between lines 320.4 on the Northwesterly line and 334.9 feet on the Southeasterly line to a dead line in the rear on which its measures 69.6 feet.

Being the same property conveyed to Christian Scales and Markeesa Scales, husband and wife, by Warranty Deed from Reyes Construction Inc, Tennessee Corporation, of record in Instrument No. 20230601-0041138, Register's Office for Davidson County, Tennessee, dated May 31, 2023 and recorded on June 1, 2023.

This is Improved property known as: **1229 Berwick Trail, Madison, TN 37115.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 7 day of December, 2023.

GRANTOR:

Christian Scales

Markeesa Scales

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christian Scales and Markeesa Scales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 7 day of December, 2023.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/7/23 (date of document).

Emma Howard

Affiant Signature

Date: 12/7/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of December 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

