QUIT CLAIM DEED

This Instrument Prepared By:
Adam J. Carr, Esq.
109 Parkway, Suite 2-A
Sevierville, TN 37862

Map and Parcel Number
063 16 0C 047.00

Person or agency responsible for payment of taxes:

Name: Grantee
Address: 2700 Manning Place
Raleigh, North Carolina 27608

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 21st day of December, 2023.

Notary Public or Register
My Commission Expires: 6/27/2027

J PATRICK BAILEY JR Notary Public Wake County My Comm. Exp. 06-27-2027 NORTH CAROLINA

RECORDING INFORMATION

Karen Johnson
Batch # 1087765
01/03/2024 08:07:29 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240103-0000415

THIS INDENTURE made and entered into this 21st day of December, 2023, by and between **Truswood Properties, LLC, a North Carolina Limited Liability Company**, known hereinafter as First Party, and **Truswood Properties II, LLC, a North Carolina Limited Liability Company**, known hereinafter as Second Party;

WITNESSETH: That for and in consideration of One Dollar ($1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged.

The First Party herby quit claims and conveys the First Party's interest, whatever that may be and without warranties of title, to the Second Party, the following described premises, to wit:

> Land in Davidson County, Tennessee, being **Lot 47** on the Plan of **Phase One-Section Two Hermitage Springs Estates Subdivision**, as shown on Exhibit "A" of the Declaration of Covenants, Conditions, and Restrictions for Heritage Springs Estate of record in **Instrument No. 20001206-0120233**, amended in **Instrument No. 20020130-0013464**, and **Instrument No. 20031006-0147712**, and **Instrument No. 20040226-0022056**, and **Instrument No. 20031031-0160338**, and **Instrument No. 20060703-0078830**, and **Instrument No. 20060815-0100265**, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.
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> **BEING** the same property conveyed to Truswood Properties, LLC by Warranty Deed from Anjeanette D. Thomas, married, dated May 7, 2021 and of record in **Instrument No. 20210512-0063724** in the Register's Office for Davidson County, Tennessee.
>
> This improved property is known as **5162 Southfork Blvd., Nashville, Tennessee 37138.**

IN WITNESS WHEREOF, the First Party has hereunto set their hands, this day and year first hereinabove written.

TRUSWOOD PROPERTIES, LLC

By: RICHARD L. WILTS
Its: MANAGER

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

Before me, the undersigned, a Notary Public, personally appeared RICHARD L. WATTS personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she she is the MANAGER of the maker, **Truswood Properties, LLC,** or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute the instrument on behalf of the maker.

WITNESS my hand and seal, this 21st day of December, 2023.

J. Patrick Bailey Jr.
Notary Public
My commission expires: 6/27/2027

PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN, OTHER THAN THAT THE DESCRIPTION HAS BEEN PROPERLY PREPARED FROM THE INFORMATION PROVIDED TO THE PREPARER.

