RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd, Stute 203
Mt. Juliet, TN 37122
File No.: QWB-18991-23

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1095819 DEEDQC
01/30/2024 01:15:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20240130-0006516

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 29 day of Jan, 2024

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow, 2231 N Mt Juliet Rd, Suite 203, Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosedale 20, 2231 North Mt. Juliet Road Suite 202 Mt. Juliet TN. 37122	Same as Address of New Owner	11803004400 11803004300 11803004200

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Eclipse Construction Group, LLC, Nathan Dale Stoops Real Estate, LLC, 615 Property Investment Group, LLC, Benjamin C. Wilson, Trustee of Benjamin C. Wilson Revocable Living Trust, Cielo Investment Group, LLC, RACoop Holdings, LLC, and Brian Elby, Trustee of Eby Revocable Living Trust ,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Rosedale 20** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a Parcel of land situated in Davidson County, Tennessee, Being the Tax Map 118-03, Parcels 42.00, 43.00 & 44.00, Rosedale Avenue, Nashville, Tennessee, being more particularly described as follows:

Beginning at an 5/8 inch iron rod found with cap in the north R.O.W. of Rosedale Avenue being the southeast corner of the Described Lot 1 and the southwest corner of H & L Enterprises, LLC, Tax Map 118-04, Parcel 20.0 (R.O.D.C., TN.); Thence with said R.O.W. the following 3 calls, N 72 degrees 00 minutes 29 seconds W a distance of 100.29 feet to a ½ inch iron rod found; Thence N 70 degrees 29 minutes 00 seconds W a distance of 99 .52 feet to a ½ inch iron rod found; Thence with said R.O.W., N 70 degrees 32 minutes 58 seconds W a distance of 60.04 feet to an mag nail found in wall being the southwest corner of Described lot and the southeast corner of O.I.C. Homes; Thence leaving said R.O.W. with the east line of O.I.C. Homes, N 19 degrees 22 minutes 43 seconds E a distance of 173.11 feet to a ½ inch iron rod found with a cap being the northwest corner of described lot, being in the south line of Bonacres, LLC, Tax

map 118-030, Parcel 03.1; Thence with said south line the following 3 calls S 72 degrees 32 minutes 21 seconds E a distance of 57.95 feet to a½ inch iron rod found with a cap; Thence N 17 degrees 52 minutes 50 seconds E a distance of 17.38 feet to a concrete monument found; Thence S 79 degrees 52 minutes 54 seconds E a distance of 199.92 feet to a 5/8 inch iron rod found being the northeast corner of described lot and the northwest corner of H & L Enterprises, LLC; Thence with the west line of H & L Enterprises, LLC, S 18 degrees 04 minutes 51 seconds W a distance of 222.52 feet to the True Point of Beginning.

Containing 51,641.7 Square Feet+/- or 1.19 Acres more or less.

Reference: Boundary Survey for Eclipse Construction Group, by
H & H Land Surveying, Inc. Dated 10/12/2023 By David Lee Cyphers TNRLS#2779.
H & H Land Surveying, Inc.
612A Fitzhugh Boulevard, Smyrna Tennessee 37167
Job# 2023-0435

Being the same property conveyed to Eclipse Construction Group, LLC, Nathan Dale Stoops Real Estate, LLC, 615 Property Investment Group, LLC, Benjamin C. Wilson Revocable Living Trust, Cielo Investment Group, LLC, RACoop Holdings, LLC and the Eby Revocable Living Trust from Eclipse Construction Group, LLC, Nathan Dale Stoops (previously incorrectly spelled "Stroops") Real Estate, LLC, 615 Property Investment Group, LLC, Benjamin C. Wilson Revocable Living Trust, Cielo Investment Group, LLC, RAcoop Holdings, LLC (erroneously spelled Recoop in prior deed) and the Eby Revocable Living Trust, by Quitclaim Consolidated Deed dated 11/07/2023 and recorded 11/09/2023 in Instrument No. 20231109-0087707, Register's Office of said County.

Being the same property conveyed to Eclipse Construction Group, LLC, Nathan Dale Stroops Real Estate, LLC, 615 Property Investment Group, LLC, Benjamin C. Wilson Revocable Living Trust, Cielo Investment Group, LLC, Recoop Holdings, LLC and the Eby Revocable Living Trust, by Deeds of record in Instrument No. 20230801-0059158, Instrument No. 20230801-0059162 and Instrument No. 20230801-0059170, in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 26 day of January, 2024.

Grantor

Cielo Investment Group, LLC

By: _____

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Denton

Personally appeared before me, a Notary Public, Elizabeth Anaya as Manager **of Cielo Investment Group, LLC, Grantor**, 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 as said Manager of **Cielo Investment Group, LLC** for the purposes therein contained on behalf of **Cielo Investment Group, LLC.**

WITNESS my hand and seal, this 26 day of January, 2024

_____
Notary Public

Sheila Dowling
Printed Notary Name

My commission expires: 4/29/26

SHEILA DOWLING
Notary Public, State of Texas
Comm. Expires 04-29-2026
Notary ID 129804880

Grantor

Eclipse Construction Group, LLC

By: _____
Managing Member, Eli Routh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Eli Routh, as Managing Member **of Eclipse Construction Group, LLC, Grantor,** 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 as said Managing Member of **Eclipse Construction Group, LLC** for the purposes therein contained on behalf of **Eclipse Construction Group, LLC**.

WITNESS my hand and seal, this 26th day of January, 2024.

_____
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Grantor

Benjamin C. Wilson Revocable Living Trust

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Wilson

Personally appeared before me, a Notary Public Benjamin C. Wilson, as Trustee **of Benjamin C. Wilson Revocable Living Trust, Grantor,** 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 as said Trustee of **Benjamin C. Wilson Revocable Living Trust** for the purposes therein contained on behalf of **Benjamin C. Wilson Revocable Living Trust.**

WITNESS my hand and seal, this 24 day of January, 2024.

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Grantor

Nathan Dale Stoops Real Estate, LLC

By: _____
Eli Rawlin, Authorized Agent / Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Eli Rawlin, as Authorized Agent / Member **of Nathan Dale Stoops Real Estate, LLC, Grantor**, 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 as said Authorized Agent / Member of **Nathan Dale Stoops Real Estate, LLC** for the purposes therein contained on behalf of **Nathan Dale Stoops Real Estate, LLC**.

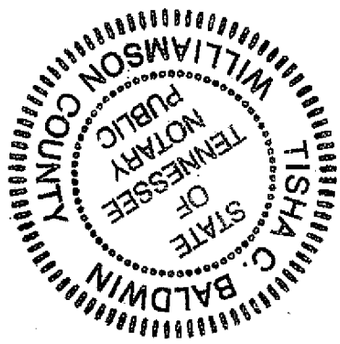
WITNESS my hand and seal, this 26th day of January, 2024.

_____
Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 1.28.26



Grantor

RACoop Holdings, LLC

By: _____
Zackry Alvis Cooper, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Zackry Cooper, as Managing Member of RACoop Holdings, LLC, Grantor**, 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 as said Managing Member of **RACoop Holdings, LLC** for the purposes therein contained on behalf of **RACoop Holdings, LLC.**

WITNESS my hand and seal, this 26th day of January, 2024.

_____
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Grantor

the Eby Revocable Living Trust

By: _____
Brian Eby, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Brian Eby, as Trustee **of the Eby Revocable Living Trust, Grantor**, 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 as said Trustee of **the Eby Revocable Living Trust** for the purposes therein contained on behalf of **the Eby Revocable Living Trust.**

WITNESS my hand and seal, this 26th day of January, 2024.

_____
Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Grantor

615 Property Investment Group, LLC

By: Chad King, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Wilson

Personally appeared before me, a Notary Public, Chad King, as Authorized Agent of **615 Property Investment Group, LLC, Grantor**, 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 as said Authorized Agent of **615 Property Investment Group, LLC** for the purposes therein contained on behalf of **615 Property Investment Group, LLC.**

WITNESS my hand and seal, this 24 day of January, 2024.

Notary Public

Martha E. Berry

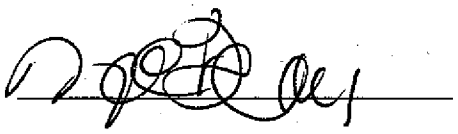
Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **1/26/24** (date of document)



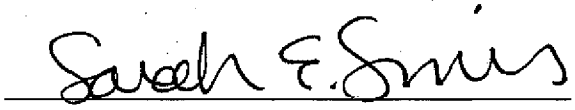
1/30/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **26** day of **January**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

