Karen Johnson Davidson County
Batch# 1096567 DEEDQC
01/31/2024 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240131-0006928

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

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

AFFIANT

Subscribed and sworn to before me
this 31st day of January, 2024.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
Mark One Development, LLC
696 San Ramon Valley Blvd., #293
Danville, CA 94526

SEND TAX BILLS TO:
New Owner

Map & Parcel: P/O 117-05-0-117.00

QUITCLAIM DEED

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN A SEPARATE TAX MAP AND PARCEL NUMBER

In consideration of $10.00, and other good and valuable consideration, **Mark One Development LLC, a Tennessee limited liability company**, Grantor, does hereby quitclaim and convey all of its undivided right, title and interest, to the hereinafter described property to **Mark One Development, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 41 and 42, Block B, on the Plan of Revised Plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres of record in Book 843, Page 102, Register's Office for Davidson County, to which plan reference is made for a more specific description thereof.

Being a portion of the same property conveyed to Mark One Development, LLC from James M. Hatchett and Joyce Boland Guthery, by Warranty Deed, of record in Instrument No. 20231122-0091009, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31 day of January, 2024.

MARK ONE DEVELOPMENT, LLC

By: Mark Milz
Its: Member

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Milz, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Mark One Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of January, 2024.

See attached acknowledgment

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On January 31, 2024 before me, Tien Ha, Notary Public
(insert name and title of the officer)

personally appeared Mark Milz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TIEN HA
Notary Public - California
Contra Costa County
Commission # 2473831
My Comm. Expires Nov 27, 2027

Signature _____ **(Seal)**

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 31, 2024.

J. Carlton Drumwright

1/31/24
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 1/31/24.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY