THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN to before me, this the 1st day of January, 2024.

Notary Public
My Commission Expires: 7/28/25

Karen Johnson Davidson County
Batch# 1098077 DEEDQC
02/05/2024 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0008040

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Mulder, LLC **610 Burgundy Drive** **Madison, Tn 37115**	**Mulder, LLC** **610 Burgundy Drive** **Madison, Tn 37115**	**42-14-31**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason Hoffman,** ("Grantors"), a now married man, has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Mulder, LLC, a Tennessee Limited Liability Company** ("Grantee"), his heirs and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and being Lot No. 117 on the Plan of Sherry Heights, Section III, as of record in Book 2331, page 127-127, Register's Office for said County, described as follows, to-wit:

BEGINNING at an iron pin in the Southerly margin of Burgundy Drive at the corner of Lots 116 and 117; thence with the line between Lots 116 and 117, Southerly 172 feet to a concrete monument at the common corner of Lots 116, 117 and 118 on said Plan; thence with the line between Lots 116 and 118, Westerly 136.5 feet to an iron pin in the Easterly margin of Port Drive; thence with the Easterly margin of Port Drive, Northerly 126 feet to a concrete monument; thence with the same along a slight curve to the right, having a radius of 384.6 feet, Northerly 111.9 feet to a concrete monument at the beginning of curve; thence along a

curve to the right, having a radius of 25 feet, Northeasterly 39.3 feet to a concrete monument in the Southerly margin of Burgundy Drive, thence with the margin of the same along a slight curve to the right, having a radius of 271.1 feet, Easterly 87.1 feet to a concrete monument; thence with the same, Easterly 132 feet to the beginning.

BEING the same property conveyed to Jason Hoffman, by Warranty Deed from Carollyn Ann Neff, of record at Instrument number 20190401-0029005 in the Register's Office for Davidson County, Tennessee, dated April 8, 2019 and recorded April 1, 2019.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

This is improved property known as: **203 Port Drive, Madison, Tennessee 37115.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 1st day of January, 2024.

GRANTORS:

Jason Hoffman

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of January, 2024, before me personally appeared Jason Hoffman to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 1st day of January, 2024.

Notary Public
My commission expires: 7/28/25
(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantor and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Peacock, 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 1, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 1st day of January, 2024..

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 1st day of January, 2024.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY