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

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**	**117-11-0D-014.00-CO**

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:

Land in Davidson County, Tennessee, being Unit No. 2028, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed, of record in Book 6686, page 166, as amended and/or supplemented in Book 6814, page 165, Book 8747, page 521, Book 8747, page 536, Book 9315, page 795, and as Instrument Nos. 20000801-0075604, and 20060912-0112658, Register's Office for Davidson County, Tennessee, said Unite being depicted on the Condominium Site Plan as Exhibit "D" to the aforementioned Master Deed.

Karen Johnson Davidson County
Batch# 1098081 DEEDQC
02/05/2024 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0008052

BEING the same property conveyed to Jason Hoffman, by Warranty Deed from Noreen Lea Nalli, as Trustee of the Tonatli Living Trust, of record at Instrument number 20220524-0060328 in the Register's Office for Davidson County, Tennessee, dated May 23, 2022 and recorded May 24, 2022.

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: **2028 Graybar Lane, Nashville, Tennessee 37215.**

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
DAVIDSON 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