Karen Johnson Davidson County
Batch# 1098717 DEEDQC
02/07/2024 10:49:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240207-0008605

This instrument was prepared by:

Critchfield, Critchfield & Johnston, Ltd.
225 N. Market St.
Wooster, OH 44691

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Parcel Number(s):**
450 Courtney Rd. Sebring, OH 44672	RJJ, LLC 450 Courtney Rd. Sebring, OH 44672	04100012800

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, RJJ, LLC, a Tennessee limited liability company, formerly known as Whites Creek DKC Partnership, a Tennessee general partnership, ("**Grantor**") does hereby quitclaim and transfer unto RJJ, LLC, a Tennessee limited liability company ("**Grantee**"), and Grantee's successors and assigns, all of Grantor's right, title and interest in those certain parcels of land (the "**Property**") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto. A copy of the Certificate of Conversion issued by the Tennessee Secretary of State' Office, effective January 11, 2024, is attached hereto as **Exhibit B**.

This is (un)improved property located at 7528 Hickory Hills Court, Whites Creek, TN.

The Property is subject to all limitations, restrictions, and encumbrances as may affect such Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this deed this 31st day of January, 2024.

GRANTOR:

RJJ, LLC,
a Tennessee limited liability company

By: _____
Name: Randy L. Kocher
Title: Managing Member

STATE OF OHIO

COUNTY OF STARK

Before me, KRISTINA L. JAMES, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Randy L. Kocher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of RJJ, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of RJJ, LLC by himself as the Managing Member.

WITNESS my hand, at office, this 31st day of January, 2024.

_____
Notary Public
My Commission Expires: 10/27/26

KRISTINA L JAMES
Notary Public
State of Ohio
My Comm. Expires
October 27, 2026

STATE OF OHIO
COUNTY OF STARK

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

Affiant Managing Member

Sworn to and subscribed before me, this 31st day of January, 2024.

Notary Public

My Commission Expires: 10/27/2026

KRISTINA L JAMES
Notary Public
State of Ohio
My Comm. Expires
October 27, 2026

EXHIBIT A

PROPERTY DESCRIPTION

BEING LOT NO. 1, AS SHOWN ON THE MAP ENTITLED PLAN OF HICKORY HILLS SUBDIVISION, SECTION THREE, OF RECORD IN BOOK 6200, PAGE 112, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WHITES CREEK DKC PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM WHITES CREEK DKC REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200603220032584, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

CERTIFICATE OF CONVERSION

See attached.

4864-2373-8785, v. 1

DocuSign Envelope ID: 601BEE5D-0928-48D5-BAD6-F98D2965B8B1

B1489-3287 01/11/2024 2:39 PM Received by Tennessee Secretary of State Tre Hargett

State of Tennessee

Department of State
Corporate Filings
312 Rosa L. Parks Ave.
6th Floor, William R. Snodgrass Tower
Nashville, TN 37243

CERTIFICATE OF CONVERSION
(Another Business Entity into LLC)

For Office Use Only

Pursuant to the provisions of §48-249-703 of the Tennessee Revised Limited Liability Company Act, the undersigned Limited Liability Company hereby submits this certificate of conversion:

1. **The name of the domestic limited liability company as set forth in its articles of organization is:**

   RJJ, LLC.

2. **The name of the converting other business entity immediately prior to the filing of the certificate of conversion is:**

   Whites Creek DKC Partnership.

3. **The jurisdiction in which the converting other business entity was formed is** Tennessee, **its date of formation is** 01/03/2006 **(month/day/year), and its business type is a**

   General Partnership.

4. **All required approvals of the conversion have been obtained by the other business entity.**

5. **If the conversion is not to be effective upon the filing of the certificate of conversion and articles of organization, then the future effective date or time of the conversion to a domestic LLC is:**

   Date: _____, _____ **Time** _____

12-21-23
Signature date

Signature

Authorized Signor
Signer's capacity

Randy Kocher
Name (typed or printed)

SS-4268 (Rev. 06/07) Filing Fee $20 RDA 2458

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 1/31/2024

Bainbridge Dillion
Affiant Signature

Date: 01/31/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of January, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 01/31/2024

Notary's Seal

