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

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

Notary Public
My Commission Expires: 7/28/25

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1100469 DEEDQC
02/13/2024 07:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240213-0009834

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**	**043-09-0-109.00**

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, a now married man, and Zoie Babb, an unmarried woman,** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Mulder, LLC, a Tennessee Limited Liability Company, a thirty-three percent (33%) interest and Zoie Babb, a sixty-seven percent (67%) interest** ("Grantees"), their heirs and assigns, all of their 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 the southerly one-half of Lot No. 12 of Block "E" on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 50 feet on the Easterly side of Bixler Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Jason Hoffman and Zoie Babb, by Warranty Deed from Benjamin Homola and Mary Homola, of record at Instrument number 20190815-0081613 in the Register's Office for Davidson County, Tennessee, dated August 7, 2019 and recorded August 15, 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: **606 Bixler Avenue, Madison, Tennessee 37115.**

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

GRANTORS:

Jason Hoffman

Zoie Babb

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of February, 2024, before me personally appeared Zoie Babb to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 12th day of February, 2024.

Kalyn Rachel Kratzer

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: 1/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY