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

Karen Johnson Davidson County
Batch# 1101259 DEEDQC
02/14/2024 01:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240214-0010348

Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Kevin Wherry **318 Tyree Springs Road** **White House, Tn 37188**	**Kevin Wherry** **318 Tyree Springs Road** **White House, Tn 37188**	**071-10-0A-002.00-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, **Kevin Wherry and Jason Hoffman,** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Kevin Wherry, a seventy-five percent (75%) undivided interest and Mulder, LLC, a Tennessee Limited Liability Company, a twenty five percent (25%) undivided 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot 3 on the Plan of the Lands of N.O.Love, deceased, as of record in Minute Book 7, Page 176, County Court for said County, described according to a survey made by H. Gee, Surveyor, may 17, 1958, as follows:

Beginning on the northerly margin of Coreland Drive at the southeast corner of the property conveyed to George David Elder, Jr. and wife, by deed from W.A. Core and wife, of record in Book 2804, Page 576, Register's Office for said County; thence with the easterly line of said Elder property, north 15 degrees 28' east 150 feet, more or less, to the southerly lineof Lot No. 41 on the Plan of Morningside Heights, Section 1, as of record in Book 1130, Page 76, Register's Office; thence with the southerly line of Lots Nos. 41, 42 and 43, south 74

degrees 32' east 130 feet, thence southwardly 150 feet, more or less, to the northerly margin of Coreland Drive, thence with said Drive, westwardly 130 feet to the beginning.

BEING the same property conveyed to Kevin Wherry and Jason Hoffman, by Quitclaim Deed from Kevin Wherry and Christina Teeple, of record at Instrument number 20220831-0098253 in the Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded August 31, 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: **1315 Coreland Drive, Madison, Tennessee 37115.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the ____ day of _____, 2024.

GRANTORS:

_____
Jason Hoffman

_____
Kevin Wherry

STATE OF Tennessee
COUNTY OF Davidson

On this the _____ day of _____, 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 _____ day of _____, 2024.

_____
Notary Public
My commission expires: _____
(SEAL)

degrees 32' east 130 feet, thence southwardly 150 feet, more or less, to the northerly margin of Coreland Drive, thence with said Drive, westwardly 130 feet to the beginning.

BEING the same property conveyed to Kevin Wherry and Jason Hoffman, by Quitclaim Deed from Kevin Wherry and Christina Teeple, of record at Instrument number 20220831-0098253 in the Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded August 31, 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: **1315 Coreland Drive, Madison, Tennessee 37115.**

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

GRANTORS:

Jason Hoffman

Kevin Wherry

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.

Kalyn Rachel Kratzer

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

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Sumner

On this the 9th day of February, 2024, before me personally appeared Kevin Wherry to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 9th day of February 2024.

Kalyn Rachel Kratzer

Notary Public
My commission expires: 1/18/25
(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.

Kalyn Rachel Kratzer

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY