FROM:
Tyne Enterprises, LLC

TO:
John M. Wells, Trustee

THIS INSTRUMENT WAS PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., #360
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1103965 DEEDQC
02/23/2024 10:19:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20240223-0012474

FROM:
John M. Wells, Trustee

TO:
Tyne Enterprises, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this 21st day of _February, 2024.

Notary Public

My Commission Expires: 05/20/2027

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Tyne Enterprises, LLC P.O. Box 41145 Nashville, TN 37204	NEW OWNER	11913019301

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, for the purpose of separating the lots referenced into two tax map parcels, **Tyne Enterprises, LLC** hereby quitclaims unto **John M. Wells, Trustee**, his successors and assigns, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 27 and 33 on the Map of H.G. McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office for Davidson County, being hereby described as more complete description of the property.

Being the same property conveyed to Tyne Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Deborah Francis Lawson, Administratrix of The Estate of Donna Gail Francis of record in Instrument No. 20231213-0096024, Register's Office for Davidson County, Tennessee.

This deed is being recorded specifically for the purposes of separating the lots referenced above into two tax map parcels.

This is improved property known as: 523 Morton Ave., Nashville, TN 37211.

And now, I, **John M. Wells, Trustee**, for the sole and express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **Tyne Enterprises, LLC**, their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot Nos. 27 and 33 on the Map of H.G. McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office for Davidson County, being hereby described as more complete description of the property.

Being the same property conveyed to Tyne Enterprises, LLC, a Tennessee limited liability company by Warranty Deed from Deborah Francis Lawson, Administratrix of The Estate of Donna Gail Francis of record in Instrument No. 20231213-0096024, Register's Office for Davidson County, Tennessee.

This deed is being recorded specifically for the purposes of separating the lots referenced above into two tax map parcels.

WITNESS my hands this 21st day of February, 2024.

Tyne Enterprises, LLC

BY: _____
Mike Matwijec, Chief Financial Officer

_____
John M. Wells, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mike Matwijec, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Financial Officer of Tyne Enterprises, LLC, the within named bargainor, a limited liability company, and that he as such Chief Financial Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Mike Matwijec, as such Chief Financial Officer.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of February 2024.

Charity L. Williams
Notary Public

My commission expires 05/20/26

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared John M. Wells, Trustee, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that such person executed the same as such her free act and deed.

Witness my hand, at office, this 21st day of February, 2024.

Charity L. Williams
Notary Public

My Commission Expires 05/20/26

CHARITY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 February 23, 2024.

Affiant

Date: 2/23/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 23rd day of February, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY