Karen Johnson
Batch # 1108445
03/07/2024 09:26:38 AM
Fees: $42.00 Taxes: $0.00
Davidson County
DEEDQC
8 pgs
20240307-0015836

QUITCLAIM DEED

This QUITCLAIM DEED ("Deed"), made this February 15, 2024, by and between Tanner Jeannot and Keely McCulloch, husband and wife having an address at 149 Tulip Grove Point, Hermitage, TN 37076 (collectively "Grantor"), and 149 Tulip Grove Point, LLC, a Tennessee limited liability company, having an office at c/o Stevens Group, LLC 201 6005 Nolensville Pike, Nashville TN 37211 ("Grantee").

The name and address for the tax bill is: Tanner Jeannot, 3607 South Sterling Avenue, Tampa, Florida 33629

The Map-Parcel is: 86-12-A-20 CO

The Grantor, for and in consideration of the sum of TEN DOLLARS and 00/100 ($10.00) dollars, the receipt, and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby quitclaim unto the Grantee, its successors, and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, as further described herein (the "Premises") together with all of Grantor's right, title, and interest in and to the following:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 20 on the plat entitled, Final Plat Revision of Section One of Tulip Grove Pointe Subdivision, as shown on the plat of the same of record in Instrument No. 20060905-0109478, in the Register's Office for Davidson County. Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tanner Jeannot and Keely McCulloch by Warranty Deed dated September 16, 2021, from Stephanie Grimmett, recorded September 23, 2021, in Instrument No. 20210923-0127765, Register's Office of Davidson County, Tennessee.

Also known as street and number: 149 Tulip Grove Point, Hermitage, TN 37076

Subject to any and all plats, easements, restrictions, and other matters of record.

Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey the same.

GRANTEE, BY THE ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT THE CONVEYANCE OF THE PREMISES IS SPECIFICALLY MADE "AS IS" AND "WHERE IS," WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF TITLE, IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY, OR ANY OTHER WARRANTIES WHATSOEVER CONTAINED IN OR CREATED BY TENN. CODE ANN. § 66-5-103 OR OTHERWISE.

[SIGNATURE PAGE FOLLOWS]

Prepared By and Return to: Leopoldus Law, APC, 10736 Jefferson Boulevard, #920, Culver City, California 90230. c/o Brandon Leopoldus, Brandon@Leopoldus.com, (323) 682-0511

GRANTOR:

Tanner Jeannot, Grantor

Keely McCulloch, Grantor

GRANTEE:

149 Tulip Grove Point, LLC, a Tennessee limited liability company

Tanner Jeannot, Member

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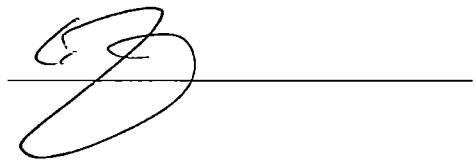
NOTARY PUBLIC ACKNOWLEDGMENT

The State of Florida

County of Hillsborough

I, Elizabeth F. Koharski, hereby certify that Tanner Jeannot, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date noted in the conveyance. Given under my hand this February 15, 2024.

ELIZABETH F KOHARSKI
Notary Public, State of Florida
My Comm. Expires May 30, 2026
No. HH 268953



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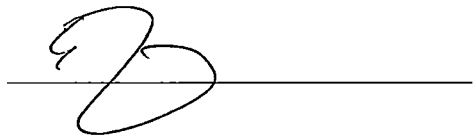
NOTARY PUBLIC ACKNOWLEDGMENT

The State of Florida

County of Hillsborough

I, Elizabeth F. Koharski, hereby certify that Keely McCulloch, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date noted in the conveyance. Given under my hand this February 15, 2024.

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OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Tanner Jeannot, and I, Keely McCulloch, being first duly sworn, depose and say:

1. That we are the grantors in the Quitclaim Deed conveying the property described as all of Lot No. 20 on the plat entitled, Final Plat Revision of Section One of Tulip Grove Pointe Subdivision, located at 149 Tulip Grove Point, Hermitage, TN 37076, to 149 Tulip Grove Point, LLC, a Tennessee limited liability company.
2. That the total consideration for the conveyance of the property is TEN DOLLARS and 00/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.
3. That the aforementioned amount is the full and actual consideration paid or to be paid for the property, and no other consideration has been paid or is to be paid under any other agreement not described in the Quitclaim Deed.

We make this affidavit knowing that it is made for the benefit of the Metropolitan Government of Nashville and Davidson County, Tennessee, and may be relied upon by said Government and all parties dealing with said Government.

Further Affiant sayeth not.

GRANTOR:

Tanner Jeannot, Grantor

Keely McCulloch, Grantor

GRANTEE:

149 Tulip Grove Point, LLC, a Tennessee limited liability company

Tanner Jeannot, Member

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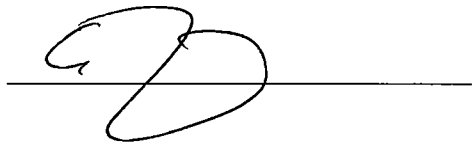
NOTARY PUBLIC ACKNOWLEDGMENT

The State of Florida

County of Hillsborough

I, Elizabeth F Koharski, hereby certify that Tanner Jeannot, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date noted in the conveyance. Given under my hand this February 15, 2024.

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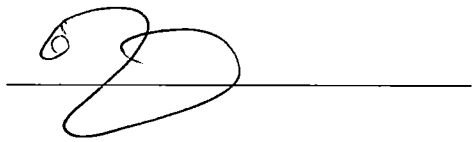
NOTARY PUBLIC ACKNOWLEDGMENT

The State of Florida

County of Hillsborough

I, Elizabeth F. Koharski, hereby certify that Keely McCulloch, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date noted in the conveyance. Given under my hand this February 15, 2024.

ELIZABETH F KOHARSKI
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KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Tanner Jarnot
Affiant

Subscribed and sworn before me, this 15 day of February, 2024.

Notary

ELIZABETH F KOHARSKI
Notary Public, State of Florida
My Comm. Expires May 30, 2026
No. HH 268953