Karen Johnson Davidson County
Batch# 1119091 DEEDQC
04/04/2024 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240404-0024010

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
T House One, LLC 26082 Calle Cobblestone San Juan Capistrano, CA 92675	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	091-05-3J-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Tebeau, a married man,** by these presents do hereby quitclaim and convey unto **T House One, LLC, a Texas Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 621B on the Plan of 621 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 621 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, at Instrument No. 20220331-0037211, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to DY Construction, Inc. by Warranty Deed from David Surma, Fred Surma, Carol Surma, Paul Surma, Steven Surma, Zoe Surma and Katherine Surma, Heirs and Beneficiaries of the Estate of Christina Marie Bridges, deceased of record in Instrument No. 20220225-0021808 Register's Office for Davidson County, Tennessee, dated January 26, 2022 and recorded on February 25, 2022.

Being the same property conveyed to Jason Tebeau, a married man by Warranty Deed from DY Construction, Inc. of record in Instrument No. 20240103-0000109, **Register's Office for Davidson County, Tennessee, dated December 28, 2023 and recorded on ~~December~~** January **3, 2024.**

Being also known as 621B Waco Drive Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 29th day of December, 2023.

Carmen Coats
Affiant

My commission expires: 5-9-26
(Affix Seal)

Brooke Hicks
Notary Public

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th day of December, 2023.

Jason Tebeau

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Tebeau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2023.

Notary Public

My Commission Expires:

08/05/2026

EVELYN NASH
Notary Public - California
Orange County
Commission # 2410179
My Comm. Expires Aug 5, 2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 28, 2023** (date of document).

Affiant Signature

April 4, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25