THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

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 11th day of April, 2024.

Notary Public
My Commission Expires: 3/8/25

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1121793 DEEDQC
04/11/2024 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240411-0025922

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
T House One, LLC 26082 Calle Cobblestone San Juan Capistrano, CA 92675	New Owner	091-05-3J-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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason Tebeau, married** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **T House One, LLC, a Texas limited liability company** ("Grantee"), its heirs and assigns, all of his 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 Unit No. 621B on the plan of 621 Waco Drive Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 621 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220331-0037211, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jason Tebeau, a married man by Warranty Deed from DY Construction, Inc., dated December 27, 2023 and filed for record on January 3, 2024 in Instrument No. 20240103-0000669, Register's Office for Davidson County, Tennessee.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 621 B Waco Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 30th day of March, 2024.

GRANTOR(S):

Jason Tebeau

STATE OF California
COUNTY OF Orange

On this the 30th day of March 2024, before me personally appeared Jason Tebeau to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of March, 2024.

Nicholas Panos
Notary Public

My Commission Expires: April 29th, 2024

(SEAL)

NICHOLAS PANOS
Notary Public - California
Orange County
Commission # 2325913
My Comm. Expires Apr 29, 2024

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On March 30th, 2024 before me, Nicholas Panos, Notary Public
(insert name and title of the officer)

personally appeared Jason L. Tebeau,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NICHOLAS PANOS
Notary Public - California
Orange County
Commission # 2325913
My Comm. Expires Apr 29, 2024

Signature Nicholas Panos (Seal)

note: Quitclaim Deed: 091-05-3[illegible]-002.00 CO

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco , 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 April 11, 2024.

Affiant
Date: April 11, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of April 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY