RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1126595
04/24/2024 09:41:12 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240424-0029476

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
RKPB Ventures, LLC 4317 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	New Owner	053030O00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Michael John Farrell** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **RKPB Ventures, LLC,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Cottages at Hadley & Lawrence, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Cottages at Hadley & Lawrence, a Horizontal Property Regime with Private Elements, at Instrument No. 20230810-0062007, 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 Michael John Farrell by Warranty Deed from Debra L. Gilpatrick, an unmarried woman of record in Instrument No. 20230810-0062002 Register's Office for Davidson County, Tennessee, dated August 9, 2023 and recorded on August 10, 2023.

Being also known as 1609 Hadley Avenue, Old Hickory, TN 37138.

Witness my hand this 17th day of April, 2024

RKPB VENTURES, LLC

MIKE FARRELL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Mike Farrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of RKPB Ventures, LLC, and that he as such Member of RKPB Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of RKPB Ventures, LLC.

Witness my hand and official seal this 17th day of April, 2024.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON