Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #24-1095

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Mark D. Semino, married,** hereinafter called the **Grantor,** does hereby quitclaim unto **Volunteer State Development, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot No. 310 of Brookmeade Subdivision, Section IX, as of record in Book 4715, page 147, Register's Office for said County.

SAID Lot No. 1 fronts 125 feet on the southeasterly side of Newberry Road and extends back 405.19 feet on the easterly line and 236.92 feet on the westerly line to a dead line measuring 225.06 feet thereon.

Being the same property conveyed to Mark D. Semino by Warranty Deed from Daniel Cohen and Leslie Ellis, husband and wife of record in Instrument No. 20230911-0070950, dated September 5, 2023 and recorded on September 11, 2023 and corrected by Scrivener' s Affidavit Recorded on November 8, 2023 and Instrument No. 20231108-0087536, Register's Office for Davidson County, Tennessee. The subject property has not been the residence of the Grantor nor the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely **Volunteer State Development, LLC, a Tennessee limited liability company**

This is improved property, known as: 720 Newberry Road, Nashville, TN 37205

Karen Johnson
Batch # 1129612
05/01/2024 02:11:34 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240501-0031888

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Volunteer State Development LLC 729 Templeton Drive Nashville, TN 37205	NEW OWNER	102-15-0-024.00

WITNESS THE EXECUTION HEREOF this 25th day of April, 2024.

Mark D. Semino

State of South Carolina
County of Richland

On this 25th day of April, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark D. Semino, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: April 08, 2034

DEBBIE M SMALL NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 04/08/2034

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 26 day of April, 2024.

Notary Public

My Commission Expires: 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY