Karen Johnson Davidson County
Batch# 1156733 DEEDQC
07/11/2024 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0052217

Name and Address of New Owner:
Turn Key Property Providers, LLC
2000 N. Illinois Street
Swansea, IL 62226

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: P/O 05201013700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paisley Properties, LLC, a Tennessee Limited Liability Company,** "the Grantors," convey and quitclaim any interest they have unto **Turn Key Property Providers, LLC, an Illinois Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Commonly known as Lots 2-5 of the Resubdivision of Lot 2 Garret Subdivision:

Beginning at an iron rod in the western right of way of Forest Park Road, having the State Plane coordinates of N 700797.76 & E 1760851.88, and being the northeastern corner of the original Darren C. and Stacy King property as described in Instrument 20150826-0086208 RODC and being the southeastern corner of the Salvation Army's property as described in Deed Book 11162 Page 604 RODC, also being the northeastern corner of Lot 5; Thence, with said right of way, being the fronts of Lots 5 thru 2, South 07 degrees 19 minutes 33 seconds West, a total of 194.63 feet to an iron rod at the northeastern corner of the Amy Shoaf property as described in Deed Book 9570 Page 533 RODC; Thence, with Shoaf, North 84 degrees 05 minutes 21 seconds West, passing Shoaf's northwestern corner at 100.00, for a total of 101.00 feet to an iron rod; Thence, with a new line through King's property, being the rear line of Lots 2 thru 4, North 07 degrees 19 minutes 34 seconds East, a total of 150.00 feet to an iron rod in the southern line of Lot 5;Thence, with Lot 5, North 84 degrees 05 minutes 21 seconds West, 12.00 feet to an iron rod; Thence, with Lot 5, North 07 degrees 19 minutes 34 seconds East, 44.62 feet to an iron rod in the original north line of King, and being the southern line of the Army; Thence, with the Army, South 84 degrees 05 minutes 37 seconds East, 113.00 feet to the point of beginning and containing 20,185 Square Feet or 0.463 Acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 07-28-2022.

Being a portion of the same property conveyed to Paisley Properties, LLC, by Warranty Deed dated May 16, 2024 from Darren C. King and Stacy King, husband and wife, recorded May 20, 2024 in Instrument No. 20240520-0037168 in the Register's Office.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL

DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 10th day of July, 2024.

(SEAL)
Seth Martin, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Seth Martin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of Paisley Properties, LLC, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Paisley Properties, LLC, by himself as Managing Member.

Witness my hand and official seal this 10th day of July, 2024.

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 5/20/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th ~~16th~~ day of ~~May~~, 2024.

Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2023-6256-TS

202407110052217

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 10, 2024 (date of document)

Regina Sullo

Affiant Signature

7/11/24

Date

State Of TN

County of Davidson

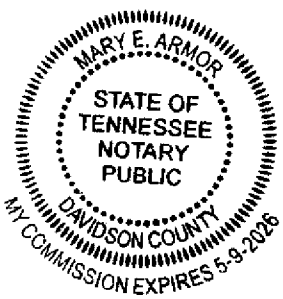
Sworn and subscribed before me this 11th day of July, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202407110052217