Karen Johnson Davidson County
Batch # 1160626 DEEDQC
07/22/2024 03:16:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240722-0054916

This Instrument Prepared By:
Lillian Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Zuit Holdings LLC 4747 Research Forest Drive Suite 180-430 Spring TX 77321	Zuit Holdings LLC 4747 Research Forest Drive Suite 180-430 Spring, TX 77381	162 05 0 227.00

STATE OF Texas)
COUNTY OF Montgomery)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

David J Tidwell
Affiant

SUBSCRIBED AND SWORN TO before me, on this 7 day of July, 2024

Notary Public

JALEN NAVARRO
Notary Public, State of Tex
Comm. Expires 06-09-202
Notary ID 134399809

My Commission Expires: 06-09-2027

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **DAVID J. TIDWELL and MAITANE Z. TIDWELL a/k/a MAITANE ZULOAGA** ("Grantor"), does hereby quitclaim unto **ZUIT HOLDINGS LLC,** a Texas limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (collectively, the "Property"). The Property is improved property conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. Grantors hereby state that the Property described herein is neither their principal residence nor that of any spouse or dependent.

Witness my hand this 7 day of July, 2024

David J. Tidwell
DAVID J. TIDWELL

STATE OF Texas)
COUNTY OF Montgomery)

Personally appeared before me, Jalen Navarro, a Notary Public of said County and State, DAVID J. TIDWELL, the within named barginor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the witin instrument for the purposes therein contained.

Witness my hand and seal, at Office in The Woodlands, this 7 day of July, 2024

Jalen Navarro
Notary Public

My Commission Expires: 06-09-2027

JALEN NAVARRO
Notary Public, State of Texas
Comm. Expires 06-09-2027
Notary ID 134399809

SIGNATURE PAGE TO QUITCLAIM DEED

Witness my hand this 17th day of July, 2023.

MAITANE ZULOAGA

STATE OF Texas)
COUNTY OF Montgomery)

Personally appeared before me, Ariadna Bermudez, a Notary Public of said County and State, MAITANE ZULOAGA, the within named barginor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the witin instrument for the purposes therein contained.

Witness my hand and seal, at Office in The Woodlands, TX, this 17th day of July, 2024.

Notary Public

My Commission Expires: 01/03/28

ARIADNA BERMUDEZ
Notary Public, State of Texas
Comm. Expires 01-03-2028
Notary ID 134698059

EXHIBIT A

PROPERTY DESCRIPTION

Lland in Davidson County, TN, Being Lot No. 91, on the Plan of Section 3, Hickory Valley Subdivision, of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property as conveyed to David J. Tidwell and Maitane Z. Tidwell by Warranty Deed from Michele Ashton, dated October 20, 2010 and recorded as Instrument No. 20101025-0085066, said Register's Office.