QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Mary Gail Porter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2024.

NOTARY PUBLIC

COMMISSION EXPIRES: 7/17/27

ERNEST O. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 17, 2027 (AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1164716 DEEDQC
08/01/2024 08:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240801-0058182

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
200 Cedarmont Cir, a Series of Three Brothers Residential Properties, LLC 1060 Trice Road Lebanon, TN 37087	Same as New Owner	162 13 0 048.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **DAVID HUFFAKER, a married man** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **200 CEDARMONT CIR, a Series of THREE BROTHERS RESIDENTIAL PROPERTIES, LLC, a Tennessee Limited Liability Company** (hereinafter "Grantee"), and its successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Wilson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Five Cedarwood Estates of record in Plat Book 5190, Page 99, 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 the same property conveyed to Grantee herein by Quitclaim Deed of record in Instrument No. 20240529-0039833 Register's Office for Davidson County, Tennessee, dated May 16, 2024 and recorded on May 29, 2024.

This is improved property known as 200 Cedarmont Circle, Nashville, TN 37211.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No. 20240529-0039834 in the Register's Office for Davidson County, Tennessee. This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 31st day of July, 2024.

DAVID HUFFAKER, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Huffaker, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2024.

Commission Expires: 7/17/27

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 31st day of July, 2024.

Ernest D. Bennett, III, Affiant July 31, 2024
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 31st day of July, 2024.

Commission Expires: September 2, 2024

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024