Karen Johnson Davidson County
Batch# 1166926 DEEDQC
08/06/2024 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059800

STEPHANIE LEAU NOTARY PUBLIC Comm. No. 21-101 STATE OF HAWAII

# QUITCLAIM DEED

Doc. Date: 7/22/2024 # Pages: 2
Notary Name: Stephanie Leau 3 Circuit
Doc. Description: Quitclaim Deed

Stephanie Leau 7/22/2024
Notary Signature Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~&~~ Hawaii

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Q. Hilligardt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 2024

Stephanie Leau
Notary Public

MY COMMISSION EXPIRES: Aug 15, 2025
(AFFIX SEAL)

STEPHANIE LEAU NOTARY PUBLIC Comm. No. 21-101 STATE OF HAWAII

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

| | | |
|---|---|---|
| **Bjorn Hilligardt and Loren Hilligardt** | SEND TAX BILLS TO: **Same** | MAP / PARCEL NUMBER (S) 093-16-0-171.00 |
| (NAME) **75-346 Hualalai Rd** | (NAME) | |
| (ADDRESS) **Kailua Kona, HI 96740** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

**LOREN HILLIGARDT, A MARRIED WOMAN (F/K/A LOREN RODDAM)**

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

**BJORN HILLIGARDT AND LOREN HILLIGARDT, HUSBAND AND WIFE**

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN WARREN COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lots 132 and 133 on the Plan of the Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's office for said County.

Said Lot Nos. 132 and 133 front together 70 feet on the easterly side of Lewis Street and run back between parallel lines to an alley.

Being the same property conveyed to Lori Roddam by Quit Claim Deed from Dogwood Financial Services, LLC, a Tennessee limited liability company of record as Instrument No. 20211026-0143869 in the Register's Office for Davidson County, Tennessee, dated September 1, 2021 and recorded on October 26, 2021.

*The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.*

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

***[Signatures to appear on the following page]***

*[Signature page of Quitclaim Deed]*

This is **improved** property known as: 113 Lewis Street Nashville, TN 37210.

Witness our hands this the 22 day of July, 2024.

**Loren Hilligardt**

STATE OF Hawaii )
COUNTY OF Hawaii )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Loren Hilligardt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2024.

Notary Public
My Commission Expires: Aug 15, 2025

STEPHANIE LEAU NOTARY PUBLIC Comm. No. 21-101 STATE OF HAWAII

Doc. Date: 7/22/2024 # Pages: 2
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Notary Signature 7/22/2024 Date

STEPHANIE LEAU NOTARY PUBLIC Comm. No. 21-101 STATE OF HAWAII

Certificate of Authenticity

I, Andrew Suzore, 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 22, 2024.

Date

Affiant Signature

August 6. 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027