THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

376 Monaco Holdings, LLC
8110 Isabella Lane
Ste. 200
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
075-06-0A 052.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2024.

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JOHN C. ELROD

Notary Public

My Commission Expires:
7/17/28

QUITCLAIM DEED

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Hermitage Delaware, LLC, a Delaware limited liability company** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **376 Monaco Holdings, LLC, a Tennessee limited liability company.** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 26-B of Hermitage Villa Condominiums, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hermitage Villa Condominiums of record in Book 6623, Page 595, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hermitage Villa Condominiums as shown on Exhibit Map to the Master Deed, of record in Book 6623, Page 595, said Register's office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Hermitage Delaware, LLC, a Delaware Limited Liability Company, by deed dated 03/22/2023, from Great Life Investments, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20230412-0026675, Register's Office for said County.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 376 Monaco Drive, Hermitage, TN 37076.

Karen Johnson Davidson County
Batch # 1173572 DEEDQC
08/23/2024 03:37:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240823-0065039

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of August, 2024.

HERMITAGE DELAWARE, LLC

By: Brian Mullins
Its: Authorized Representative

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Mullins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, a LLC, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Brian Mullins as such Authorized Representative.

Witness my hand and official seal this 16th day of August, 2024.

My commission expires: 7/17/28 Notary Public

