Name and Address of New Owner:
Nature Boy, LLC
813 Winchester Road, Suite 101
Lexington, KY 40505

Send Tax Bills To:
Nature Boy, LLC
813 Winchester Road, Suite 101
Lexington, KY 40505

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1180169 DEEDQC
09/10/2024 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240910-0069809

Map & Parcel No: 083-09-0-083.00

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, **Albert C. Young and Alycia H. Young, husband and wife**, "the Grantor," convey and quitclaim unto **Nature Boy, LLC,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Plat of Bellview, Judge B. D. Bell's Addition to "Eastland" of record in Plat Book 332, Page 109, 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 Barbara Townsend and Kevin J. Wisniewski by Warranty deed from Valri Bromfield, unmarried of record in Instrument No. 20060630-0078567 Register's Office for Davidson County, Tennessee, dated June 28, 2006 and recorded on June 30, 2006. (Value of consideration shown in aforementioned deed $261,000.00.)
>
> Being the same property conveyed to Kevin J. Wisniewski and wife, Barbara Wisniewski by Quitclaim deed from Barbara Townsend and Kevin J. Wisniewski, husband and wife of record in Instrument No. 20080320-0028388 Register's Office for Davidson County, Tennessee, dated February 27, 2008 and recorded on March 20, 2008. (Value of consideration shown in aforementioned deed $0.00.)
>
> Being the same property conveyed to Albert Young and Alycia Young, husband and wife by Warranty deed from Kevin J. Wisniewski and wife, Barbara Wisniewski of record in Instrument No. 20211214-0165127 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 14, 2021. (Value of consideration shown in aforementioned deed $970,000.00.)

Grantor 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).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the _____ day of August, 2024.

Albert C. Young

Alycia H. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of ~~August~~ September, 2024, before me personally appeared **Albert C. Young and Alycia H. Young**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of ~~August~~ September, 2024.

Notary Signature
My commission expires:
3/9/27

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
LINDA HOBERG

AFFIDAVIT OF VALUE

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 $ ZERO, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Albert C. Young

Alycia H. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of ~~August~~ September, 2024.

Notary Signature
My commission expires:
3/9/27

LINDA HOBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Allison O'Brien, 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 9/10/24 (date of document).

Affiant Signature

9/10/24
Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 10th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.