QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF PA, COUNTY OF Philadelphia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Heather Warren - notary Jerome Simpson II - grantor
Affiant

Subscribed and sworn to me on 12th Sept, 2024.

NOTARY PUBLIC

My Commission Expires: 02/24/2027

Commonwealth of Pennsylvania - Notary Seal
Heather Warren, Notary Public
Philadelphia County
My Commission Expires 02/24/2027
Commission Number 1427011

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
DHYG Holdings, LLC 3363 Golf Club Lane Nashville, TN 37215	DHYG Holdings, LLC 1 Brown Street #1712 Philadelphia, PA 19123	Map 117-07-0-K Parcel 032.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Jerome R. Simpson, Jr., hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto DHYG Holdings, LLC, a North Carolina limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Unit No. 3363 and garages G3 and G4 on the Plan of Golf Club Place Condominiums (Hillsboro P:ike and Golf Club Lane) as shown on the Plan of record in Plat Book 9700, page 293, as amended at Instrument No. 20050330-0034571, and as described in the Master Deed as of record in Book 10283, page 431, all as of record in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall coverings, carpets and floor coverings and/or other

Karen Johnson Davidson County
Batch # 1182268 DEEDQC
09/17/2024 08:03:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
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improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Jerome R. Simpson, Jr., by Quitclaim Deed from DHYG Holdings, LLC, a North Carolina limited liability company, dated May 14th, 2024, and recorded on June 14th, 2024, of record in Instrument No. 20240614-0044490, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3363 Golf Club Ln., Nashville, TN 37215.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 13th Sept., 2024

Jr.
Jerome R. Simpson, II

Jerome R. Simpson, Jr.

STATE OF Pennsylvania)
COUNTY OF Philadelphia)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Jerome R. Simpson, Jr.**, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of September, 2024.

Heather Warren
NOTARY PUBLIC

My Commission Expires: 02/24/2027

Commonwealth of Pennsylvania - Notary Seal
Heather Warren, Notary Public
Philadelphia County
My Commission Expires 02/24/2027
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