Karen Johnson Davidson County
Batch# 1182352 DEEDQC
09/17/2024 08:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240917-0071760

This Instrument is Prepared By:
Andrew J. Triplett, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Myava, LLC **329 Harbor Drive,** **Old Hickory, TN 37138**	**Thomas Foley, II & Jean Foley** **329 Harbor Drive,** **Old Hickory, TN 37138**	**01806020200**

THIS INSTRUMENT, made and entered into this 13th day of September 2024, by and between **Thomas F. X. Foley and Jean Burke Foley, husband and wife** *("Grantors")*, and **Myava, LLC, a Tennessee Limited Liability Company** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned, Grantors, convey and quitclaim all of their interests and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tinnon Place Subdivision of record in Plat Book 5800, page 79 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property, and more particularly described according to a survey by Donald R. Carver, Tennessee No. 271, dated June 20, 1982, as follows:

Said Lot No. 2 fronts 121.65 feet on the northerly side of New Brick Church Pike and runs back between lines 113.65 feet on the easterly line and 115.21 feet on the westerly line to a dead line in the rear upon which it measures 122.13 feet thereon.

Being the same property conveyed from James U. Rust, IV and James Dale Scott, tenants in common, to Thomas F. X. Foley and Jean Burke Foley, husband and wife, by Warranty Deed dated October 21, 2019, and recorded October 23, 2019, of record in Instrument Number 20191023-0108709, Register's Office for Davidson County, Tennessee.

This is improved property known as **107 New Brick Church Pike, Goodlettsville, Tennessee 37072.**

And now, Grantors, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey *all of* their property interest into **Myava, LLC, a Tennessee Limited Liability Company.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **Thomas F. X. Foley and Jean Burke Foley, husband and wife,** has hereunto set their hands on this the 13th day of September 2024.

(Signature Page to Follow).

Thomas F. X. Foley, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Thomas F. X. Foley,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of September 2024.

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Jean Burke Foley, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jean Burke Foley,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of September 2024.

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant: **THOMAS FOLEY, II, Member of Myava, LLC, *Grantee***

Subscribed and sworn to before me this 13th day of September 2024.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant: **JEAN FOLEY, Member of Myava, LLC, *Grantee***

Subscribed and sworn to before me this 13th day of September 2024.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public

My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 09/13/2024 (date of document).

Affiant Signature

09/17/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/2/27

NOTARY'S SEAL

