Karen Johnson Davidson County
Batch# 1187532 DEEDQC
09/30/2024 07:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075234

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
Reviewed by: Aric D. Hinson, Esq.

02-NSH24-08436

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
TennASea Ventures LLC 1702 SE 7th Street Fort Lauderdale, FL 33316	TennASea Ventures LLC 1702 SE 7th Street Fort Lauderdale, FL 33316	104-14-0B-006.00-CO

QUITCLAIM DEED

THIS INDENTURE made between, **Michael Thompson and wife, Marcia H. Thompson,** hereinafter "First Party", and **TennASea Ventures LLC, a Florida limited liability company,** hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Unit 6 on the Plan of Westwood Trace of record in Plat Book 6200, Page 215, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtentant interest in the common elements of Westwood Trace Condominium Association, a horizontal property regime established by Master Deed of record in Book 6522, Page 322, amended in Book 6889, Page 711, Instrument No. 20010411-0035667 and Instrument No. 20010720-0077359, said Register's Office.

Being the same property conveyed to Michael Thompson and wife, Marcia H. Thompson by Warranty Deed from Trenton R. Mattison, unmarried of record in Instrument No. 200505100052841 Register's Office for Davidson County, Tennessee, dated May 02, 2005 and recorded on May 10, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 106 Westwood Trace, Smyrna, TN 37167.

The preparer of this deed is not the settlement agent for tax reporting purposes and 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 other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 27th day of September, 2024.

Michael Thompson

Marcia H. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Thompson and Marcia H. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September 2024.

Notary Public

My Commission Expires: 8/19/2028

W BRAD LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robyn DuBray, 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 Sept, 27, 2024.

Custodian's Signature

9.27.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON