Karen Johnson
Batch # 1188217
10/01/2024 08:41:21 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241001-0075792

Send Tax Bills to Roadrunnder Management, LLC
108 Wildwood Trace,
Hattiesburg, MS 39402

Map-Parcel #: 071-12-0-075.00

Prepared by:
Robert T. Jackson, Jr..
Jackson, Tullos, & Rogers, PLLC
Attorney at Law
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

Return to:
Robert T. Jackson, Jr.
Jackson, Tullos & Rogers, PLLC
Attorney at Law
Post Office Box 15517
Hattiesburg, MS 39404-5517
(601) 264-3309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed,

Rodney N. Lovitt
108 Wildwood Trace
Hattiesburg, MS 39402
(601) 520-8300

Grantor, do hereby grant, convey and quitclaim all right, title and interest in the subject property unto

Roadrunner Management, LLC, a Tennessee limited liability company
108 Wildwood Trace
Hattiesburg, MS 39402
(601) 520-8300

Grantee, the following described real property lying and being situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

(See Exhibit "A" attached) (Page _____)

Title to the above property has not been examined by the preparer of this instrument. No request for title examination certificate, insurance, or opinion has been made and no title examination, certificate, insurance, or opinion regarding the state of the title to the above property is furnished, offered, or given to anyone or for any purpose.

WITNESS THE SIGNATURE of the Grantors on this, the 19th day of Sept, A.D., 2024.

Rodney N. Lovitt

STATE OF MISSISSIPPI
COUNTY OF Lamar

THIS DAY personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid Rodney N. Lovitt, who acknowledged that he signed and delivered the above and foregoing QUITCLAIM DEED on the day and year herein shown as his free and voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th ~~day~~ of September, 2024.

STATE OF MISSISSIPPI
DEBORAH A. ELLIOTT
NOTARY PUBLIC
Forrest County
Commission Expires
May 30, 2026
COMMISSION NUMBER 2051

NOTARY PUBLIC

My Commission Expires:

Actual consideration for this transfer is $10.00

Rodney N. Lovitt

Notary Public (Seal)

STATE OF MISSISSIPPI
DEBORAH A. ELLIOTT
NOTARY PUBLIC
Forrest County
Commission Expires
May 30, 2026
COMMISSION NUMBER 2051

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 70 feet of Lot No. 1, on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, of record in Plat Book 332, Page 34, as amended in Plat Book 4060, page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1 fronts 70.00 feet on the easterly side of Jones Avenue and runs back 285.0 feet, more or less, on the northerly line and 275.00 feet, more or less, on the southerly line to the Westerly line of Lot No. 5, measuring 70.00 feet thereon.

Being the same property conveyed to Rodney N. Lovitt, a married man, by Warranty Deed from Julie Holt of record in Instrument20240702-0049987 Register's Office for Davidson Couty, TN dated June 28, 2024 and recorded July 2, 2024.