Karen Johnson Davidson County
Batch# 1191261 DEEDQC
10/09/2024 10:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241009-0078390

This Instrument Prepared By:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Robert E. Costa 3870 Dexter Ann Arbor Rd Ann Arbor, MI 48103	Same
Map & Parcel No.: 102-04-0-136.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **LIS Construction Services, Inc.**, a Michigan corporation ("Grantor"), does hereby quitclaim and convey unto **ROBERT E. COSTA**, an individual resident of Michigan ("Grantee"), all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof, together with all buildings, structures and other improvements of any and every nature located on said land and all fixtures attached or affixed thereto (collectively, the "Property").

This is improved Property known as 431 Wilclay Drive, Nashville, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Remainder of page left blank; Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of October, 2024.

LIS CONSTRUCTION SERVICES, INC.,
a Michigan corporation

By: _____
Robert E. Costa, President

(STATE OF Tennessee)

(COUNTY OF Davidson)

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared Robert E. Costa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the President authorized to execute the instrument of LIS Construction Services, Inc., the within named bargainor, a Michigan corporation, and that such person as such President, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as such President.

WITNESS my hand and seal at office, on this 3 day of October, 2024.

_____
Notary Public

My Commission Expires:
01/04/2027

[SEAL]

J. GRACE SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

(STATE OF Tennessee)
(COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 3 day of October, 2024.

NOTARY PUBLIC

My Commission Expires:

01/04/2027

J. GRACE SHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 836 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page(s) 67 and 68, 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 LIS Construction Services, Inc., a Michigan corporation by Warranty Deed from Jessica Perez, married, of record in Instrument No. 20170829-0088725 Register's Office for Davidson County, Tennessee, dated August 28, 2017 and recorded on August 29, 2017.

Tennessee Certification of Electronic Document

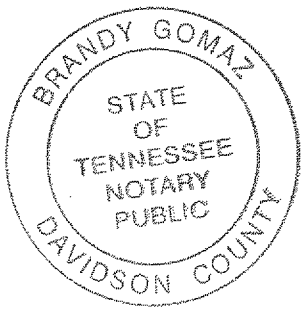
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 3, 2024 (date of document).

Affiant Signature

October 9, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of October, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25