Karen Johnson Davidson County
Batch # 1193683 DEEDQC
10/15/2024 01:15:35 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241015-0079912

File No.

QUITCLAIM DEED

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Les Lazarus – Co-Owner
735 Burgess Drive
Goodlettsville, Tennessee 37072
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DHB R LLC	Same as New Owner	Map – 052 Group – 04 0 Parcel – 059.00
(NAME) 728 Still Pond Road	(NAME)	
(ADDRESS) Columbia, TN 38401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DHB R LLC, a 25% undivided interest and L&L TN R LLC, a 25% undivided interest and Stephen Lazarus, a 25% undivided interest and VIP Transport LLC, a 25% undivided interest,

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

DHB R LLC,

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19, on the plan of Arrowhead Estates, Section One, revised, which plan appears of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee for EnTrust Title Group, Trustee, dated January 29, 2024 and filed of record February 1, 2024 in Instrument No. 20240201-0007146, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to DHB R LLC, a 25% undivided interest and L&L TN R LLC, a 25% undivided interest and Stephen Lazarus, a 25% undivided interest and VIP Transport LLC, a 25% undivided interest, dated May 10, 2024 and filed of record May 10, 2024 in Instrument No. 20240210-0034620, said Register's Office.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 213 Manzano Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 30 day of September, 2024.

DHB R LLC

Dan Heichelbech, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Authorized Member of DHB R LLC, a Wyoming limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

Witness my hand at office this 30 day of September, 2024.

Commission expires: February 21, 2027

Notary Public

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JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hands this 30 day of September, 2024.

L&L TN R LLC

Les Lazarus, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Authorized Member of L&L TN R LLC, a Wyoming limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

Witness my hand at office this 30 day of September, 2024.

Commission expires: February 21, 2027

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hands this 30 day of September, 2024.

Stephen Lazarus

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 **Stephen Lazarus** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of September, 2024.

Commission expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Witness my hands this 30 day of September, 2024.

VIP Transport LLC

Roy Huddleston, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Roy Huddleston**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Authorized Member of VIP Transport LLC, a Tennessee limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

Witness my hand at office this 30 day of September, 2024.

Commission expires: February 21, 2027

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD