Karen Johnson Davidson County
Batch# 1194186 DEEDQC
10/16/2024 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241016-0080232

This instrument prepared by:
Heritage Title & Escrow
123 Fifth Avenue North
Franklin, Tennessee 37064

STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Sandy McCollum
Affiant

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me on this 9 day of October, 2024

Notary Public
My Commission expires: 2-1-27.

Address of New Owner:
NORTHEAST GROUP, LLC
13181 NW 43 AV
OPA LOCKA FL 33054

Send Tax Bills To:
Same as New Owner

Map-Parcel:
150-14-0-066

This instrument was prepared without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no advice or counsel to any party to this transaction related to federal, state, or local tax consequences connected herewith. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent" or "closing agent."

QUITCLAIM DEED

For and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NORTHWEST GROUP HOLDINGS, LLC, a Delaware limited liability company** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **NORTHEAST GROUP, LLC, a Tennessee limited liability company** ("Grantees"), its successors, and assigns, forever, all of its right, title, and interest in and to a certain tract of land, situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of Lake Towne

Park, Section 5, of record in Plat Book 6900, page 831, Register's Office for said County, to which reference is made for a more complete description thereof.

Being the same property conveyed to NORTHWEST GROUP HOLDINGS, LLC by Warranty Deed from FLOYD THOMAS, JR, a married man, dated September 18, 2024, and recorded in Instrument No. 20240919-0072656, Register's office of Davidson County, Tennessee.

This is unimproved property known as 517 Timber Place, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 9 day of October 2024.

GRANTOR:

NORTHWEST GROUP HOLDINGS, LLC, a Delaware limited liability company
by:_____
MATTEO NEGRO, MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MATTEO NEGRO**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of the **NORTHWEST GROUP HOLDINGS, LLC**, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this the 9 day of October 2024.



Notary Public
My Commission Expires: 2-1-27

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 10/9/24 (date of document).

Affiant Signature

10/9/24
Date

State of Tennessee
County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY