This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1195085 DEEDQC
10/17/2024 01:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241017-0080704

State of Tennessee }
County of Davidson }

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

Affiant Signature

Subscribed and sworn to before me on this the 17 day of July, 2024.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Tri Group, LLC
7000 Bay Cove Trail,
Nashville, TN 37221

SEND TAX BILLS TO:
Tri Group, LLC
7000 Bay Cove Trail,
Nashville, TN 37221

MAP AND PARCEL NUMBER: 08007008200

QUITCLAIM DEED
24NT00645

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

HAROLD D. PLEMONS and CAROLYN PLEMONS, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Tri Group, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 402 ON THE PLAN OF SECTION NINE, BORDEAUX HILLS, OF RECORD IN BOOK 4175, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 402 FRONTS 58.0 FEET ON THE SOUTHEASTERLY MARGIN OF COUNTY HOSPITAL ROAD AND EXTENDS BACK 106.2 FEET ON TILE NORTHEASTERLY LINE AND 108.3 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 64.39 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HAROLD D. PLEMONS and CAROLYN PLEMONS, husband and wife FROM LHOME MORTGAGE TRUST 2022-RTL2, BY SPECIAL WARRANTY DEED DATED 05/03/2024 AND RECORDED 05/20/2024 IN INSTRUMENT NO. 20240520-0037162, REGISTER'S OFFICE OF SAID COUNTY.

BEING THE SAME PROPERTY TRANSFERRED FROM CAMERON ELLIS, MANAGING MEMBER, SIGNING ON BEHALF OF, WO SFR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO LHOME MORTGAGE TRUST 2022-RTL2 BY WARRANTY DEED DATED 03/12/2024 AND RECORDED ON 04/04/2024 AT INSTRUMENT NO. 20240404-0023716, REGISTER'S OFFICE OF SAID COUNTY.

24NT00645

Carolyn Plemons

Carolyn Plemons

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carolyn Plemons,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of July, 24.

Notary Public

My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Carol Plemons

Carol Plemons, Member, Tri Group, LLC

State of TN }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Carol Plemons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of Tri Group, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 17th day of July, 24.

Notary Public

My Commission expires: 12 / 27 / 2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

ALSO SEE DEED IN LIEU OF FORECLOSURE AFFIDAVIT AND ESTOPPEL CERTIFICATE IN INSTRUMENT NO. 20240404-0023717 AND AFFIDAVIT OF GOOD TITLE IN INSTRUMENT NO. 20240404-0023718, REGISTER'S OFFICE OF SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO WO SFR LLC, A TENNESSEE LIMITED LIABILITY COMPANY FROM ELIZABETH ANNETTE ESSEN, A MARRIED WOMAN, BY WARRANTY DEED DATED 08/19/2022 AND RECORDED 08/23/2022 IN INSTRUMENT NO. 20220823-0094947, REGISTER'S OFFICE OF SAID COUNTY.

Being the same property conveyed to George H. Thompson, III, Trustee, and further conveyed to Elizabeth Annette Essen (while maintaining a life estate by Lillian Trimble), by Quit Claim Deed from Lillian Trimble, a widow, of record in Book 9232, Page 260, in the Register's Office of Davidson County, Tennessee, dated January 26, 1994 and recorded on January 28, 1994. The said Lillian Trimble being deceased as of May 20, 2015.

BEING THE SAME PROPERTY CONVEYED TO LILLIAN TRIMBLE (MOTHER) FROM ELIZABETH TRIMBLE, AN UNMARRIED PERSON (ADULT), BY QUITCLAIM DEED DATED 02/15/1982 AND RECORDED 02/19/1982 IN BOOK 5853, PAGE 851, REGISTER'S OFFICE OF SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH TRIMBLE, AN UNMARRIED PERSON FROM COLEMAN REALTY COMPANY, A TENNESSEE CORPORATION, BY WARRANTY DEED DATED 08/31/1971 AND RECORDED 09/21/1971 IN BOOK 4538, PAGE 314, REGISTER'S OFFICE OF SAID COUNTY.

This is an improved property commonly known as: 1466 County Hospital Road, Nashville, TN 37218

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 our hands this 11th day of July, 2024.

(AF) Harold D. Plemons

Harold D. Plemons

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Harold D. Plemons,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of July, 2024

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Summer Bartm 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 7/17/24 (date of document).

Summer Bartm
Affiant Signature

8/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 of August, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON