Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1205574
11/15/2024 10:58:53 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241115-0089132

STATE OF TENNESSEE)
COUNTY OF DAVIDON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2024.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Winibega, LLC. 4909 Granny White Pike Nashville, TN 37220	New Owner	145 03 0 045.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Casey Sulak and Lindsay Sulak, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Winibega, LLC, a Tennessee limited liability company,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the Westerly margin of Granny White Pike at a point 240 feet South of the Southerly margin of Tyne Boulevard; thence North 86°30' West 440 feet; thence, South 3°30' West 235 feet to a corner of the property conveyed to Estes-Taylor Company, Inc., by Deed from Charles M. Anderson and wife, of record in Book 2999, Page 582, Register's Office for said County; thence, with said Company's line, South 86°30' East 440 feet to the Westerly margin of the Granny White Pike; thence, with said Pike, North 3°30' East 235 feet to the beginning.

Being the same property conveyed to Casey Sulak and Lindsay Sulak, husband and wife, by Warranty Deed from Sheila E. Moss, unmarried, of record in Instrument No. 20171218-0128551, in the Register's Office of Davidson County, Tennessee, dated December 14, 2017, and recorded on December 18, 2017.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of November, 2024.

Casey Sulak

Lindsey Sulak

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Casey Sulak and Lindsay Sulak, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of November, 2024.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028