Karen Johnson Davidson County
Batch# 1207727 DEEDQC
11/21/2024 03:03:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20241121-0091215

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Ryan Shoaf
20 Publix Drive
Unit 138
Clayton, NC 27527

File No.: 24-0126TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
RM Residential Properties LLC, a Montana limited liability company 7720A Shedhorn Drive, PMB #220, Bozeman, MT 59718	Movement Mortgage, LLC 8024 Calvin Hall Road, Indian Land, SC 29707	136 03 0C 117.00

THIS INDENTURE made this 15th day of NOVEMBER, 2024 between, RM Residential Properties LLC, a Montana limited liability company, their heirs and assigns, First Party, and Michael W. Pearson and Roxanne L. Pearson, husband and wife, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34, AS SHOWN ON THE MAP ENTITLED HERITAGE VILLAGE OF PRIEST LAKE SECTION TWO, OF RECORD IN PLAT BOOK 5200, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID:136 03 0C 117.00

Commonly known as 3723 Colonial Heritage Drive, Nashville, TN 37217

However, by showing this address no additional coverage is provided

Being the same property conveyed to RM Residential Properties LLC, a Montana limited liability company, their heirs and assigns by Michael W. Pearson and Roxanne L. Pearson, husband and wife in an

instrument dated December 14, 2022 and recorded December 29, 2022 in Instrument 20221229-0133702.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 15th day of November, 2024.

RM Residential Properties LLC by:

Michael W. Pearson, Member/Manager

Roxanne L. Pearson, Member/Manager

STATE OF Montana

COUNTY OF Gallatin

On 11/13/2024 before me, C. Clark, personally appeared Michael W. Pearson and Roxanne L. Pearson, member/managers of RM Residential Properties LLC, a Montana limited liability company, proved to me on basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in her/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument that person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

Notary Public

My Commission Expires: 3/21/2027

C CLARK
Notary Public
for the State of Montana
Residing at:
Belgrade, Montana
My Commission Expires:
March 21, 2027

Tennessee Certification of Electronic Document

I, Michelle A. Keene 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 11/15/2024 (date of document).

Michelle A Keene
Affiant Signature

11/21/2024
Date

State of North Carolina

County of Johnston

Sworn to and subscribed before me this 21st day of November, 2024.

DEIRDRE L. LEACH
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires 09/25/2029

Notary's Signature

MY COMMISSION EXPIRES: 9/25/2029

NOTARY'S SEAL