THIS INSTRUMENT PREPARED BY: **THE LAW OFFICE OF** **MITCHELL R. MILLER** 750 Old Hickory Blvd. Suite 2-150 Brentwood, TN 37027 (615) 538-1885	STATE OF OH COUNTY OF Fairfield The actual consideration for this transfer is: $10.00 Latassa Kent Subscribed and sworn to before me this 23 day of Sept 2024 NOTARY PUBLIC My Commission Expires: 02-20-2029

TAYLOR BRADFORD, NOTARY PUBLIC STATE OF OHIO

QUITCLAIM DEED

1617 Round Hill Drive, Nashville, Tennessee 37211

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sweet Cakes Martin, LLC c/o Latassa Kent 11705 Spring Creek Drive Pickerington, OH 43147	New Owner	Map: 172-12-0-B Parcel: 90.00 CO

For an in consideration of the sum of ten and no/100ths dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LATASSA KENT** (the Grantor) has bargained and sold, and does hereby transfer, convey, release and quitclaim to **SWEET CAKES MARTIN, LLC, a limited liability company organized under the laws of Ohio** (the Grantee) all of Grantor's right, title, and interest in and to a certain tract of land, together with all improvements located thereon, described with particularity as follows:

Land in Davidson County, Tennessee, being Lot(s) 405, as shown on the map entitled Section Six, Bradford Hills, of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Latassa Kent by Quitclaim Deed from Barbara Martin, Tiffany Martin, and Angela Kimbrough, of record in Instrument 20161207-0128199, Register's Office for Davidson County, Tennessee.

This is improved property known as 1617 Roundhill Drive, Nashville, Tennessee 37211.

Title conveyed by this instrument is subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

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

All information in this Quitclaim Deed has been provided by the public records of Davidson County, Tennessee, and the parties hereto. The preparer of this document has not performed a title search and provides no warranties or representations related thereto. All title issues are at the risks of the parties hereto.

WITNESS my hand this 23 day of September, 2024

Karen Johnson
Batch # 1212699
12/05/2024 08:10:18 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241205-0094346

LATASSA KENT

STATE OF OH)
COUNTY OF Fairfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LATASSA KENT**, Grantor, with whom I am personally acquainted or who proved to me his/her identify on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes stated therein.

Witness my hand and official seal at Huntington Bank, this 23rd day of September, 2024

NOTARY PUBLIC

My commission expires: 02.20.2029

TAYLOR BRADFORD, NOTARY PUBLIC
STATE OF OHIO