Karen Johnson Davidson County
Batch # 1213367 DEEDQC
12/09/2024 10 28 48 AM 2 pgs
Fees $12 00 Taxes $0 00
20241209-0095269

This Instrument Prepared By and Returned To.
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
OBA Enterprises, LLC 2728 E Blackhurst Rd Midland, MI 48642	New Owner	160140I00500CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **CREATIVE REI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **OBA ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 4, of Homes at Vale Manor, a Horizontal Property Regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Vale Manor, in Instrument No. 20231103-0086222 as amended in Instrument No. 20240812-0060409, Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declarations.

Being part of the same property conveyed to Creative REI, LLC, a Tennessee limited liability company by Warranty Deed from John P. Hyland and wife, Kathleen M. Hyland dated November 1, 2023 and recorded November 3, 2023 in Instrument No. 20231103-0086221, Register's Office of Davidson County, Tennessee.

This property is known as 320 Vale Manor, Brentwood, TN 37027

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

The remainder of this page is intentionally left blank.

Witness my hand this 6th day of December, 2024

CREATIVE REI, LLC

BY: _____

MICHAEL HULL, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Hull, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Creative REI, LLC, the within named bargainor, a partnership, and that he as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as member.

Witness my hand and seal this 6 day of December, 2024

_____
Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

_____
Affiant

Subscribed and sworn to before me, this the 6th day of December, 2024

_____
Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025