Karen Johnson Davidson County
Batch# 1223291 DEEDQC
01/06/2025 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250106-0000934

QUITCLAIM DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00). Anne Gilchrist Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF December 2024. Haley Miller Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Perfect Scouting TN LLC	NEW OWNER	061-12-0-118.00
4467 Lafayette Lane Spring Park, Minnesota 55384	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20 day of December 2024, the undersigned, **SCOUT GLOBAL LLC**, a Wyoming Limited Liability Company (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **PERFECT SCOUTING TN LLC**, a Tennessee Limited Liability Company (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1305 RIVERWOOD DRIVE, NASHVILLE, TENNESSEE 37216** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 61, Plan of Map of Eastdale Place, as shown on plat of record in Plat Book 547, Page 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Scout Global LLC, a Wyoming Limited Liability Company, by Warranty Deed dated November 27, 2024, from Rebecca Lynne McKee and Maesie D. McKee (f/k/a Miles Dan McKee)[1], and recorded on November 29, 2016, as Instrument No. 2016112900102 in said Register's Office.
>
> This improved property more commonly known as 1305 Riverwood Drive, Nashville, Tennessee 37216.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

[1] As per the Court Order No. 23-0961-IV in the Chancery Court of DavidsonCounty, Tennessee, dated August 3, 2023, Miles Dan McKee is now known as Maesie D. McKee.

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3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property

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

IN WITNESS WHEREOF, this instrument has been executed this 28 day of December 2024.

GRANTOR: SCOUT GLOBAL LLC

SIGNER: Heather Slack Dexheimer
TITLE: Managing Member

SIGNER: Karl David Dexheimer, Jr.
TITLE: Managing Member

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Heather Slack Dexheimer and Karl David Dexheimer, Jr.**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who upon oath acknowledged themselves to be the **Managing Members of Scout Global LLC, a Wyoming Limited Liability Company**, and as such acknowledged that they in their respective capacities of Managing Member are authorized to execute the foregoing instrument for the purposes herein contained.

WITNESS my hand, at office, on this 28 day of December 2024.

Notary Public — My Commission Expires 01/31/2027

RYAN JAMES BAISCH
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2027

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 December 28, 2024.

Affiant Signature

1/6/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

