Karen Johnson Davidson County
Batch# 1226640 DEEDQC
01/15/2025 01:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250115-0003279

QUITCLAIM DEED

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -$0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of January, 2025.

Judy Reed
Notary Public

MY COMMISSION EXPIRES: 11.22.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Middleboro Investors, LLC	Movement Mortgage, LLC	081031T00100CO
(NAME)	(NAME)	
2404 Middle St Unit A	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert Walker and Alice Periquet,** hereinafter called the Grantor(s), have quitclaimed unto Middleboro Investors, LLC hereinafter called the Grantee(s), its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 28, Unit A on the Plan of the subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plan Book 1, Page 84, Chancery Court at Nashville, as shown by plat of record in Plat Book 57, Page 26, now known as Unit A, 2404 Middle Street Cottages per Master Deed of record in Instrument No. 20200212-0015964, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to TPC Middle Joint Venture by deed from Green Pine Properties, LLC, dated 2-7-20 of record in Instrument #202002200018670, Register's Office for said County.

Being the same property conveyed to Robert Walker and Alice Periquet by deed from TPC Middle Joint Venture of record in Instrument No. 20220217-0018484, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2404A Middle Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 10th day of January, 2025.

Robert Walker

Alice Periquet

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Walker and Alice Periquet, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this _____ day of _____, _____.

_____
Notary Public _____
My Commission Expires: _____

RETURN TO:
Southeast Title of Murfreesboro, LLC
805 South Church Street
Suite 12
Murfreesboro, TN 37130

File No.: 2469

Please See Attached

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange.

On January 10, 2025 before me, Shivum Joshi - (Notary Public)
Date *Here Insert Name and Title of the Officer*

personally appeared Alice Ballesteros Perrquet / Robert Lane Walker.
Name(s) of Signer(s)

who proved to me on the 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 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHIVUM JOSHI
COMM. # 2446283
ORANGE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MAY 09, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit claim Deed.
Document Date: _____ Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: CAO	☐ Other:
Signer is Representing:	Signer is Representing:

©2019 National Notary Association

Certificate of Authenticity

I, **Carla R. Dillard,** 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 01-14, 2025

01-14-25

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me on 01-14, 2025.

Notary Public: Judy Reed
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD