Karen Johnson Davidson County
Batch# 1236660 DEEDQC
02/12/2025 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250212-0010808

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Paul E. Morris 4505 Harding Pike, Apt 62W Nashville, TN 37205	NEW OWNER	116-03-0A-061.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **GIGI ROT, LLC., A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **GIGI ROT, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, SADIE BEHNAM, PAUL E. MORRIS, SABINE BEHNAM, AND MELANIE BEHNAM, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 62W of Royal Oaks Tower, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Oaks of record in Book 4710, Page 901, as amended in Book 4798, Page 813 and further amended in Instrument No. 20070124-0009971, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, and shown on the Plan of record in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to GIGI ROT, LLC., a Tennessee Limited Liability Company by Warranty deed from Paul Wallace Haley and wife, Shelley C. Haley of record in Instrument No. 20220419-0045074 Register's Office for Davidson County, Tennessee, dated April 12, 2022 and recorded on April 19, 2022.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of February, 2025.

Gigi ROT, LLC
a Tennessee limited liability company

By: _____
George Hetzel, Sole Member

LEXIE OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Hetzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Gigi ROT, LLC, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11 day of February 2025.

_____
Notary Public

My Commission Expires: 03/03/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 11 day of February, 2025.

Sarah Hazelwood
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 12, 2025.

Affiant Signature

12th day of February, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028