THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO.

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1248332 DEEDQC
03/20/2025 08 26 57 AM 2 pgs
Fees $12 00 Taxes $0 00
20250320-0020133

[PREPARER's DISCLAIMER: This instrument is prepared based on information and instruction provided by the parties named herein. The service provided by the Preparer is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal advice or any other kind of advice has been requested by the Parties or provided by the Preparer regarding the legal significance or ramifications regarding the use of this instrument. Acceptance, use, and recording of this instrument shall amount to acceptance of these terms.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Zacharie Nicholas Malachi Serio 4133 Winnipeg Way West Palm Beach, FL 33409	Owner	149 05 0 029.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Harmelisa Properties LLC, a Tennessee limited liability company**, hereinafter called the Grantor, do hereby Quitclaim unto **Zacharie Nicholas Malachi Serio**, hereinafter called the Grantee, his successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING **Lot No. 145 on the Plan of Barclay Square, Section Three**, of record in Plat Book 4675, page 154 and amended in Book 4995, page 682, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Harmelisa Properties. LLC. a Tennessee Limited Liability Company**, by Quitclaim Deed of record on 03/29/2019, at Instrument No. 20190329-0028264, Davidson County Register of Deeds.

This is property commonly known as 4880 BARCLAY SQUARE DRIVE, ANTIOCH 37013 *
*Note: An address is not a legal description of real property.

Witness the hand of the Grantor's authorized representative,

this 27th **day of** February, **2025:**

Harmelisa Properties LLC, a Tennessee limited liability company

By: x _____

Name: Zacharie Janvier

Title: Manager

COUNTY OF Brevard

STATE OF Florida

Notice to Notary. ***DO NOT*** **alter the form of the acknowledgment below, even if you are taking the acknowledgment in a state other than Tennessee. This form is correct for documents to be recorded in Tennessee Note that you must affix your official seal, or else this cannot be recorded in Tennessee as intended.**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the Zacharie Janvier (**print the name of the signer**), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Manager (**print the title of the signer**) of **Harmelisa Properties LLC, a Tennessee limited liability company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Harmelisa Properties LLC, a Tennessee limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 27 day of February, **2025**.

Gualexis Rosado
NOTARY PUBLIC

GUALEXIS ROSADO NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires June 27, 2027 HH 415262

My Commission Expires. June 27, 2027

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 DAY OF MARCH, **2025**

_____
Notary Public

My Commission Expires _____

N. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026