QUITCLAIM DEED

The actual consideration or value for this transfer is $ 0.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 7 day of April, 2025

Cheryl Denise Whitfield
NOTARY PUBLIC
My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1257245 DEEDQC
04/08/2025 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250408-0026352

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Thomas G. Westermeier, Marie Jo Westermeier 4693 Lakeway Dr. Brownsville, TX 78520	New Owners	053 03 0 / 068.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by, THOMAS G. WESTERMEIER, and MARIE JO WESTERMEIER, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **TMJ INVESTMENTS, LLC**, a Tennessee Limited Liability Company, the GRANTOR herein, by these presents does hereby transfer, QuitClaim and convey all right title and interest, equitable and otherwise unto:

THOMAS G. WESTERMEIER, and wife, **MARIE JO WESTERMEIER** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 38 of Section "B" on the plan of E.I. duPont de Nemours and Company's Subdivision as of record in Book 1424, page 67, Register's Office for Davidson county, Tennessee.

Said Lot No. 38 fronts 54.5 feet on the Easterly margin of Birdsall Street and extends back between parallel lines 88.2 feet to a dead line.

Being all the same property conveyed to TMJ Investments, LLC, by deed from Thomas G. Westermeier and wife, Marie Jose Westermeier of record as Instrument #20130701-0067173, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 1205 Birdsall St., Old Hickory, TN 37138.

Sworn to and Witness my hand this 01 day of April, 2025.

TMJ INVESTMENTS, LLC

By: _____
Thomas G. Westermeier, President

STATE OF TEXAS }
COUNTY OF }

TCA 66-22-108 (a)

Before me, Alicia Cecilia Cisneros the undersigned, a notary public in the state of Texas, personally appeared Thomas G. Westermeier, 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 President of TMJ INVESTMENTS, LLC, the within named bargainor, a Limited Liability Company, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of TMJ INVESTMENTS, LLC by himself as such President.

Subscribed and sworn to before me, this the 01 day of April, 2025.

ALICIA CECILIA CISNEROS
Notary Public, State of Texas
Comm. Expires 08-15-2028
Notary ID 135063427

_____
NOTARY PUBLIC

My Commission Expires: 08-15-2028

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 April 1 20 25.

Leroy Johnston Ellis, IV, Affiant

April 7, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 7 day of April, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com