THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Turn Key Home Builders, LLC	SAME AS NEW OWNER	052-01-0-364.00 052-01-0-365.00 052-01-0-366.00 052-01-0-367.00
1612 10th Fairway Dr.	"	
Belleville, IL 62220	"	

Karen Johnson Davidson County
Batch# 1265506 DEEDQC
04/29/2025 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250429-0032713

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
846 Conference Drive, Ste 4
Goodlettsville, TN 37072

STATE OF TENNESSEE }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2025.

Notary Public

My commission expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Turn Key Property Providers, LLC, an Illinois Limited Liability Company,** "Grantor" by these presents, does hereby quitclaim and convey unto **Turn Key Home Builders, LLC, a Tennessee Limited Liability Company,** "Grantee" their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 2, 3, 4, and 5 on the Plan of King's Subdivision of record in Plat at Instrument No. 20250214-0011297, 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 Turn Key Property Providers, LLC, an Illinois Limited Liability Company by Quitclaim Deed from Paisley Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240711-0052217 Register's Office for Davidson County, Tennessee, dated July 10, 2024 and recorded on July 11, 2024.

This property known as: 536, 532, 528, & 524 Forest Park Road, Madison, TN 37115.

Witness my hand, at office, this 25 day of April, 2025.

Turn Key Property Providers, LLC
by_____
Ryan James O'Donnell, Member

STATE OF Illinois
COUNTY OF Saint Clair }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ryan James O'Donnell, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25 day of April, 2025.

Notary Public

My Commission Expires: March 3, 2026

OFFICIAL SEAL
LAKEISHA ADAMS
Notary Public - State of Illinois
Commission No. 628309
My Commission Expires March 3, 2026

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 04/25/2025 (date of document).

Affiant Signature

04/25/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 25th day of April, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504290032713