Prepared by:
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Karen Johnson Davidson County
Batch# 1298419 DEEDQC
07/17/2025 10:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250717-0056461

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between BIC Investments, LLC, a Wyoming limited liability company, FIRST PARTY, which expression shall include successors and assigns and TPG Ventures, LLC, a Tennessee limited liability company, SECOND PARTY, which expression shall include successors and assigns.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY all of its right, title and interest in and to the following described property:

> See legal description attached hereto as Exhibit "A," which is incorporated herein by reference.
>
> Being the same property conveyed to BIC Investments, LLC, a Wyoming limited liability company, by deed recorded at Instrument No. 20160106-0001203, in the Register's Office for Davidson County, Tennessee.
>
> Same description as prior deed. No new survey.
>
> Street addresses (for approximate identification purposes):
>
> 1. Unit No.: 228; 3728 Lausanne Dr., Nashville, TN 37211
> 2. Unit No.: 231; 3543 Steffisburg Dr., Nashville, TN 37211
> 3. Unit No.: 259; 3516 Steffisburg Dr., Nashville, TN 37211
> 4. Unit No.: 266; 3530 Steffisburg Dr., Nashville, TN 37211
> 5. Unit No.: 271; 3540 Steffisburg Dr., Nashville, TN 37211

Map and Parcels:
Map 161-15-0B, Parcel 065.00
Map 161-15-0B, Parcel 068.00
Map 161-15-0B, Parcel 096.00
Map 161-15-0B, Parcel 103.00
Map 161-15-0B, Parcel 108.00

DEED DISCLAIMER

Preparer of this instrument was provided all information by the parties and/or prepared this instrument based on the prior deed of record. Preparer has not performed a title search on the real property and makes no representations concerning the accuracy of such information in relation to the real property conveyed herein.

Preparer of this instrument makes no warranties as to the merchantability or status of title in relation to the real property conveyed herein.

Preparer of this instrument has advised SECOND PARTY of the right to purchase title insurance in relation to the real property conveyed herein.

Preparer of this instrument has not rendered any tax advice relating to this transaction and has advised both parties to consult with their own tax professionals regarding any tax consequences that may result from this transaction.

Preparer of this instrument advise the parties to read this deed and the above-mentioned disclaimers.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of July, 2025.

BIC Investments, LLC, a Wyoming limited ~~liability~~ company

By: _____
Tim Romero

Title: Member / Authorized Signer

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Tim Romero, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member/auth. signer of BIC Investments, LLC and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 14th day of July, 2025.

My commission expires:
1-24-29

Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2025.

My commission expires:
1-24-29

Notary Public

NEW PROPERTY OWNERS:

TPG Ventures, LLC,
a Tennessee limited
liability company
4935 Main St. 7-176
Spring Hill, TN 37174

PERSON(S) RESPONSIBLE FOR TAXES:

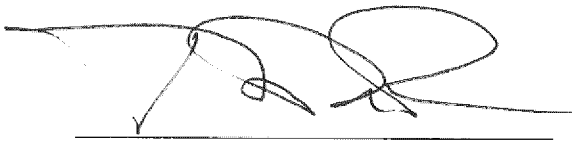
Same.

Exhibit "A"

Land in Davidson County, Tennessee, being Unit Nos. 228, 231, 259, 266, and 271, together with the private elements appurtenant thereto, on the Plan of RoseMonte, a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed for RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record Instrument No. 20051117-0138877, Register's Office for Davidson County, Tennessee; and First Amendment to Master Deed for RoseMonte Townhomes, of record at Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is further made to the Plan of RoseMonte Townhomes, shown as Exhibit "B" to the First Amendment to Master Deed for RoseMonte Townhomes, of record at Instrument No. 20070517-0059078, for a more complete identification and description of said Unit. Being the same property conveyed to BIC Investments, LLC, a Wyoming limited liability company, by Deed recorded at Instrument No. 20160106-0001203, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY
T.C.A. §66-24-101(d)(3)

I, **J. Thomas DuBois**, 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 **July 14, 2025.**



Affiant Signature

14 Jul 2025

Date

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 17th day of July, 2025



Notary Signature

My Commission Expires: June 20, 2029

Notary's Seal (if on paper)

