Name and Address of New Owner:
Cityzen Properties, LLC
3120 Gecko Trail
Pinckney, MI 48169

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1401395 DEEDQC
04/02/2026 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260402-0026640

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 104-02-2M-008-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Glenn Munroe and Tina Munroe, husband and wife**, "the Grantor ," convey and quitclaim any interest they have unto **Cityzen Properties, LLC**, "the Grantees," the following described real estate in Davidson County, Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Located in Davidson County, Tennessee, being Unit No. 8, on the Odyssey Condominium Plat, filed as Exhibit to and established by Declaration for Odyssey Condominium, of record in Instrument No. 20211220-0167912, as amended in Instrument No. 20220823-0095308, and Instrument No. 20230322-0020648, as corrected in Instrument No. 20230616-0046166, and amended in Instrument No. 20230515-0035857, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Wanda J. Duke, as trustee of the Wanda J. Duke Revocable Trust dated December 20, 2017 by Warranty Deed dated August 1, 2023 from Parthenon Holdings DE, LLC, a Delaware limited liability company, recorded August 1, 2023 in Instrument No. 20230801-0059374 in the Register's Office. Correction of Warranty Deed recorded in Instrument No. 20230817-0064308 in the Register's Office.

Being the same property conveyed to Glenn Munroe and Tina Munroe by deed from Wanda J. Duke, as trustee of the Wanda J. Duke Revocable Trust dated December 20, 2017, of record as Instrument No. 2026-0324-0023287, in the Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of March, 2026.

_____(SEAL)
Glenn Munroe

_____(SEAL)
Tina Munroe

STATE OF Michigan)
)
COUNTY OF Livingston)

Personally appeared before me, a Notary Public in and for said State and County, **Glenn Munroe and Tina Munroe**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2026.

J RONALD OVERBECK
Notary Public - State of Michigan
County of Livingston
My Commission Expires Mar 26, 2031
Acting in the County of Livingston

_____
Notary Public
My commission expires: 3/26/2031

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 5th day of March, 2026.

_____
Notary Public
My commission expires: _____

REGINA V. SOLLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2026-8756-RS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 March 5, 2026 (date of document)

Regina Sullo

Affiant Signature

4/02/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 2 day of April, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202604020026640