Karen Johnson Davidson County
Batch# 1405113 DEEDQC
04/14/2026 10:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260414-0030301

File No: TN-2602-009552-RF
Grantor's Loan No. 1034000645254

After Recording, Send to:
PETER JAMES WITTE and SAMANTHA MARIE WITTE
700 N. Dupont Ave. Unit 311, Madison, TN 37115

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
PETER JAMES WITTE and SAMANTHA MARIE WITTE, 700 N. Dupont Ave. Unit 311, Madison, TN 37115

Exempt: This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 043 10 0E 071.00

QUITCLAIM DEED

Peter Witte A/K/A PETER JAMES WITTE and **Samantha Witte A/K/A SAMANTHA MARIE WITTE**, husband and wife, whose mailing address is 700 N. Dupont Ave. Unit 311, Madison, TN 37115 and **Dennis Jenkins,** married and conveying non homestead property, whose mailing address is 7119 W Gulf to Lake Hwy, Crystal River, FL 34429 ("Grantor"), for and in consideration of $0.00 (Zero Dollars and Zero Cents) releases and quitclaims to **PETER JAMES WITTE** and **SAMANTHA MARIE WITTE,** husband and wife, ("Grantee"), whose tax mailing address is 700 N. Dupont Ave. Unit 311, Madison, TN 37115, all the right, title, interest and claim which the said Grantor has in the following described real estate in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 71 of Soren Homeowners Association, a Horizontal Property Regime with Private Elements, located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Soren Homeowners Association, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220502-0050846, First Amendment of record at Instrument No. 20220505-0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, Register's Office for Davidson County,

Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Soren Homeowners Association, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220502-0050846, First Amendment of record at Instrument No. 20220505-0051992 and Second Amendment of record at Instrument No. 20230803-0060210, as corrected at Instrument No. 20230807-0061034, and Bylaws appended thereto as Exhibit "C", and amended in Instrument No. 20231031-0084941, in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Parcel No 043 10 0E 071.00

Property Address is: 700 N. Dupont Ave. Unit 311, Madison, TN 37115

Being that property conveyed from AT Dupont Propco, LLC, Delaware limited liability company to Peter Witte and Samantha Witte, husband and wife, and Dennis Jenkins, a married man by Corrective Warranty Deed recorded July 16, 2025 as Instrument Number 20250716-0056250 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 24th, 20 26:

Peter James Witte

Peter Witte A/K/A PETER JAMES WITTE

STATE OF Florida
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **PETER JAMES WITTE**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of March, 20 26.

Notary Public

This notarial act was performed with 2-way audio video technology using the Blend Signing Room

NOTARY PUBLIC · STATE OF FLORIDA ·

ULYSSES GUTIERREZ
Notary Public – State of Florida
Commission # HH 331705
My Comm. Expires Nov 14, 2026
Bonded through National Notary Assn.

Executed by the undersigned on March 24th, 2026:

Samantha Marie Witte

Samantha Witte A/K/A SAMANTHA MARIE WITTE

STATE OF Florida
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **SAMANTHA MARIE WITTE**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of March, 2026.

Notary Public

This notarial act was performed with 2-way audio video technology using the Blend Signing Room

ULYSSES GUTIERREZ
Notary Public – State of Florida
Commission # HH 331705
My Comm. Expires Nov 14, 2026
Bonded through National Notary Assn.

Executed by the undersigned on March 23, 2026

Dennis Jenkins

STATE OF Florida
COUNTY OF Citrus

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Dennis Jenkins**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of March, 2026.

Notary Public

JAMES E. BANKS
Notary Public - State of Florida
Commission # HH 617469
My Comm. Expires Dec 2, 2028

Tennessee Certification of Electronic Document

I, Maribel Shmuel 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 03/24/26 (date of document).

Affiant Signature

04/06/26
Date

State of California

County of Orange

Sworn to and subscribed before me this 6TH day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: Oct 4, 2029

NOTARY'S SEAL

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026