Bill Garrett Davidson County
Batch# 99353 DEEDQC
06/01/2018 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180601-0052595

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
(Name) **MK RENTALS, LLC**	(Name) **MK RENTALS, LLC**	**117-07-0D-030.00-CO**
(Street Address) **5512 Ringgold Road, Suite 108**	(Street Address) **5512 Ringgold Road, Suite 108**	
(City) (State) (Zip) **Chattanooga, TN 37412**	(City) (State) (Zip) **Chattanooga, TN 37412**	

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, we, **JAMES M. KOGER and MILES E. KOGER** ("Grantors") do hereby quitclaim, transfer, and convey unto **MK RENTALS, LLC**, all our right, title, interest, claim and demand in and a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A CONDOMINIUM APARTMENT in Davidson County, Tennessee, Being Unit No.30 of the Amended Condominium Site Plan of Park Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 253, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.
>
> REFERENCE is made for prior title to Instrument No. 20050628-0074322, dated June 28, 2005, in the Register's Office of Davidson County, Tennessee. Further reference is made to Instrument No. 200401006-0002070, said Register's Office.

This instrument prepared by:
MARTIN L. PIERCE, Attorney at Law
Pierce Law Firm, PLLC
4513 Hixson Pike, Suite 109
Hixson, Tennessee 37343

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
SUBJECT TO The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 253, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.
SUBJECT TO Deeds of Conveyance to the Metropolitan Government Department of Water and Sewerage Services of record in Book 7275, page 808 and page 811, said Register's Office.
SUBJECT TO the provisions of the condominium Master Deed of record in Book 6247, page 872; Book 6453, page 717; Book 8430 page 364, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.
SUBJECT TO any governmental zoning and ordinances or regulations in effect thereon, but omitting any restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said restriction (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
This is improved property known as 119 Matthew Lane, Nashville, TN 37215.
NO SURVEY OR TITLE EXAMINATION WAS MADE. Property description is identical to that in Deed recorded in 20050628-0074322, dated June 28, 2005, in the Register's Office of Davidson County, Tennessee.
Grantee herein assumes and agrees to pay all taxes for 2018.

IN WITNESS WHEREOF, we have hereunto set our hands this 29 day of May, 2018.

JAMES M. KOGER, Grantor

MILES E. KOGER, Grantor

STATE OF GEORGIA :
COUNTY OF CATOOSA :

Before me, a Notary Public of the state and county aforesaid, personally appeared **JAMES M. KOGER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and seal at office in Ft. Oglethorpe, Catoosa County, Georgia, this 29 day of May, 2018.

Notary Public
My Commission Expires: 1-23-2021

SUSAN P. SMITH NOTARY PUBLIC GEORGIA CATOOSA COUNTY

STATE OF GEORGIA :
COUNTY OF CATOOSA :

Before me, a Notary Public of the state and county aforesaid, personally appeared **MILES E. KOGER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and seal at office in Ft. Oglethorpe, Catoosa County, Georgia, this 29 day of May, 2018.

Notary Public
My Commission Expires: 1-23-2021

STATE OF GEORGIA :
COUNTY OF CATOOSA :

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

MILES E. KOGER, Member
MK Rentals, LLC, Affiant-Grantee

Sworn and subscribed to before
me this 29 day of May, 2018.

Notary Public

My Commission Expires: 1-23-2021

NOTE: THIS DOCUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER BY THE GRANTOR. PREPARER MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

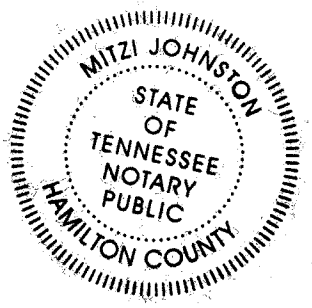
CERTIFICATE OF AUTHENTICITY

I, **MARTIN L. PIERCE**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

MARTIN L. PIERCE

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

Personally appeared before me, a notary public for this county and state, **MARTIN L. PIERCE,** personally known to me, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public
My Commission Expires: 4/20/2019