Bill Garrett Davidson County
Batch# 99356 DEEDQC
06/01/2018 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180601-0052601

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
(Name) **MK RENTALS, LLC**	(Name) **MK RENTALS, LLC**	**104-14-0D-027.00-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:

> LAND IN DAVIDSON COUNTY, TENNESSEE, being Unit No. 27, together with the appurtenant interest in the common elements of Linmar Place Ill, a horizontal property regime established by Master Deed of record in Book 7887, Page 558, amended in Book 8103, Page 984, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete and accurate description.
> REFERENCE is made for prior title to Instrument No. 20130716-0073347, dated July 16, 2013, in the Register's Office of Davidson County, Tennessee. Further reference is made to Instrument No. 20100608-0044533, dated May 28, 2010 said Register's Office.
> THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
> SUBJECT TO the Plan of record in Plat Book 7887, Page 617, Register's Office for Davidson County, Tennessee.

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

SUBJECT TO Master Deed of record in Book 7887, Page 558, Register's Office for Davidson County, Tennessee.
SUBJECT TO Sewer Easement of record in Book 7597, Page 703, Book 4884, and Page 611, Register's Office for Davidson County, Tennessee.
SUBJECT TO Water Mains Easement of record in Book 7597, Page 730, Register's Office for Davidson County, Tennessee.
SUBJECT TO Charter HOA of record in Book 7233, Page 923, Register's Office for Davidson County, Tennessee.
SUBJECT TO Bylaws of record in Book 7887, Page 594, and Book 8103, Page 984, Register's Office for Davidson County, Tennessee.
SUBJECT TO the flow of any stream across the subject property.
SUBJECT TO any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
SUBJECT TO any governmental zoning and subdivision 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 2727 Linmar Avenue, Nashville, TN 37215.
NO SURVEY OR TITLE EXAMINATION WAS MADE. Property description is identical to that in Deed recorded in Instrument No. 20130716-0073347, dated July 16, 2013, 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

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.

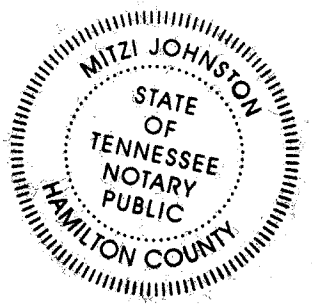
CERTIFICATE OF AUTHENTICITY

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