Karen Johnson Davidson County
Batch# 198785 DEEDQC
02/25/2019 01:30:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190225-0016941

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 08106045300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **John F. Steele, Jr. and Kennda Watkins**, does hereby quitclaim and convey unto **R.A.R.E. Homes LLC, a Tennessee limited liability company**, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

BEING Lot No. 2 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property, as shown by plat of record in Plat Book 2, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50.14 feet on the northerly side of Buchanan Street, formerly the Hydes Ferry Road, and runs back 165 feet, more or less, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to John F. Steele, Jr. And Kennda Watkins by Warranty Deed from Mike Cothern, dated November 16, 2016, and filed at Instrument No. 20161121-0122653, said Register's Office.

The above described property is not a marital residence of the Grantor.

This is improved property known as: 2312 Buchanan Street, Nashville, TN 37208

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 19th day of February, 2019.

John F. Steele, Jr.

Kennda Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John F. Steele, Jr. and Kennda Watkins,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 19th day of February, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public
My Commission Expires:

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 19th day of February, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public
My Commission Expires:

****

NEW OWNER(S)

RARE Homes, LLC
c/o Kennda Watkins
1733 21st Avenue, North
Nashville, TN 37208

SEND TAX BILL TO:

New Owner
1733 21st Avenue, North
Nashville, TN 37208