Karen Johnson Davidson County
Batch# 257233 DEEDQC
07/15/2019 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190715-0069124

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2019.

Notary Public

My commission expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Group d/b/a SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
T&T, LLC	New Owner	Referenced below each description
805 3rd Avenue N		
Nashville, TN 37201		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **P. Thomas Rothrauff and Christina M. Rothrauff, husband and wife, Grantor,** hereby conveys and quitclaims unto **T&T, LLC, a Tennessee limited liability company, Grantee,** its successors and assigns, all right, title and interest that we may have in and to the following described property:

Tract No. 1: Land in Davidson County, Tennessee, being Unit No. 7, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Description same as prior deed.

BEING the same property conveyed to P. Thomas Rothrauff and Christina M. Rothrauff, husband and wife, by Warranty Deed from Buena Vista Partners, a Tennessee General Partnership of record as Instrument No. 20190123-0006682 in the Register's Office for Davidson County, Tennessee.

Being commonly known as **2136 24th Avenue North, Nashville, TN 37208,** but such address is not part of the legal description of the property herein, and in the event of any discrepancy, the legal description shall control.
Tax Map/Parcel 081-02-4F-007.00-CO

19-00171-528

Tract No. 2: Land in Davidson County, Tennessee, being Unit No. 6, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Description same as prior deed.

BEING the same property conveyed to P. Thomas Rothrauff and Christina M. Rothrauff, husband and wife, by Warranty Deed from Buena Vista Partners, a Tennessee General Partnership of record as Instrument No. 20190124-0007190 in the Register's Office for Davidson County, Tennessee.

Being commonly known as **2134 24th Avenue North, Nashville, TN 37208,** but such address is not part of the legal description of the property herein, and in the event of any discrepancy, the legal description shall control.
Tax Map/Parcel 081-02-4F-006.00-CO

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 2ND day of June, 2019.

P. Thomas Rothrauff

Christina M. Rothrauff

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 P. Thomas Rothrauff and Christina M. Rothrauff, the bargainor(s), 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 2nd day of ~~June~~ July, 2019.

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: May 9, 2021

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)