Karen Johnson Davidson County
Batch# 274158 DEEDQC
08/20/2019 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190820-0083532

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James Richardson 1512 B Harwood Dr. Nashville, TN 37206	Same	072 13 1A 001.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Erlanger LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto **James Richardson,** his heirs, successors and assigns, its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2405 Brasher Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171128-0121378 being shown on Plat attached thereto as Exhibit "B", as amended in Instrument No. 20180221-0016624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Richard M. Austell, Jr., unmarried by Warranty deed from Fred A. Neal and wife, Carolyn P. Neal of record in Instrument No. 20060522-0059662 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 22, 2006.

Being a portion of the same property conveyed to RMA Properties, LLC by Quitclaim deed from Richard M. Austell, Jr., unmarried of record in Instrument No. 20070913-0109765 Register's Office for Davidson County, Tennessee, dated September 07, 2007 and recorded on September 13, 2007.

Being a portion of the same property conveyed to Richard M. Austell, Jr. by Quitclaim deed from RMA Properties, LLC of record in Instrument No. 20101209-0098054 Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on December 09, 2010.

Being a portion of the same property conveyed to RMA Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Richard M. Austell, Jr. of record in Instrument No. 20161019-0110398 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016.

Being a portion of the same property conveyed to Erlanger LLC, a Tennessee Limited Liability Company by Warranty deed from RMA Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170914-0094046 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 14, 2017. Deed of Correction recorded January 22, 2018 and recorded in Instrument No. 20180122-0006498.

Being also known as 2405 B Brasher Avenue Nashville, TN 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16 day of August 2019.

Affiant

My commission expires (Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16 day of August 2019.

Erlanger LLC, a Tennessee Limited Liability Company

By:
Name: James Richardson
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Member of Erlanger LLC, a Tennessee limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 16 day of August 2019.

Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022