Name and Address of New Owner and Send Tax Bills To:

90814, LLC
1017 Southside Ct
Nashville TN 37203

This Instrument Prepared By:
90814, LLC
1017 Southside Ct
Nashville TN 37203

Karen Johnson Davidson County
Batch# 327080 DEEDQC
12/09/2019 12:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191209-0126802

Map & Parcel No: 092-04-0-170.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Schenerlein,** "the Grantor," convey and quitclaim unto **90814, LLC,** "the Grantee," the following described real estate in Rutherford County, Tennessee

Being Units A and B of the 908 14th Ave North Townhomes A Horizontal Property Regime with private elements, of record as Instrument No 201908210084158, Register's Office for Davidson Copunty, Tennessee.

Being the same property conveyed to Robert Schenerlein by deed of record as Instrument No. 201908200083647, said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of December, 2019.

Robert Schenerlein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Robert Schenerlein , the within named bargainor, 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 10th day of December 2019.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this 10th day of December 2019.

Notary Public
My commission expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, John A. Barker Jr., 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.

State of TN
County of Davidson
Signature

Personally appeared before me, Dellana Lowhorn, a notary public for the county and state, John A. Barker Jr., 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: 3-8-2021

Notary's Seal (if on paper)

201912090126802