THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 337035 DEEDQC
01/02/2020 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200102-0000037

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Erlanger Investments One, LLP 1512 B Harwood Dr. Nashville, TN 37206	Same	072 13 1A 002.00

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, **James Richardson, a married man***, by these presents does hereby quitclaim and convey unto **Erlanger Investments One, LLP, a Limited Liability Partnership,** 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 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 and Deed of Correction recorded on January 22, 2018 in Instrument No. 20180122-0006498.

Being the same property conveyed to Erlanger Investments One LLP, a Tennessee Limited Liability Company by Quit Claim deed from Erlanger Investments One LLP, a Tennessee Limited Liability Company of record in Instrument No. 20190114-0003723 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 14, 2019.

Being the same property conveyed to James Richardson by Quit Claim deed from Erlanger Investments One LLP, a Tennessee Limited Liability Company of record in Instrument No. 20190820-0083532 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 20, 2019.

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

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
20th day of December, 2019.

Affiant

My commission expires:
(Affix Seal)

5-2-22

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of December, 2019.

James Richardson

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 that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20th day of December, 2019.

Notary Public

My Commission Expires: 5-2-22

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