Karen Johnson Davidson County
Batch# 375069 DEEDQC
03/19/2020 03:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200319-0030541

**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

## QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Boiler Investment Group, LLC<br>600 12th Ave. S., Apt. 401<br>Nashville, TN 37203 | New Owner | 08207039600 |

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, **August Carington and Kaitlin Carington, husband and wife, as to a 50% interest, and Jacob Vanhooser, unmarried and Lauren Stemle, unmarried, as tenants in common with rights of survivorship, as to a 50% interest** by these presents do hereby quitclaim and convey unto **Boiler Investment Group, LLC** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Miller's Addition to Edgefield, now East Nashville of record in Plat Book 57, Page 133, 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 the same property conveyed to August Carington and Kaitlin Carington, husband and wife, as to a 50% interest, and Jacob Vanhooser, unmarried and Lauren Stemle, unmarried, as tenants in common with rights of survivorship, as to a 50% interest by Warranty deed from Carl H. Reed and Elease Reed, husband and wife of record in Instrument No. 20170703-0066416 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on July 3, 2017.

Being also known as 811 Lischey Avenue Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 9th day of March 2020.

Carmen Coates
Affiant

My commission expires:
(Affix Seal)

Notary Public

REBECCA BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
MURRY COUNTY
MY COMMISSION EXPIRES 3-22-2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of March, 2020.

Jacob Vanhooser

Lauren Stemle

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 Jacob Vanhooser and Lauren Stemle, with whom I/We 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 6th day of March, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of March, 2020.

August Carington

Kaitlin Carington

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named August Carington and Kaitlin Carington, with whom I/We 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 9th day of March, 2020.

Angela L Ralstin
Notary Public

My Commission Expires: August 15, 2022

NOTARIAL SEAL
STATE OF OHIO

ANGELA L RALSTIN
Notary Public
In and for the State of Ohio
My Commission Expires
August 15, 2022

# 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