THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 190721615** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc. 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 3rd day of ~~September, 2019.~~ June, 2020 Notary Public My Commission Expires: _

J. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 410988 DEEDQC
06/05/2020 11:56:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200605-0058080

QUITCLAIM DEED

Address New Owner: OPIE, LLC 526 Williamsburg Ln Memphis, TN 38117	Send Tax Bills To: New Owner	Tax Information: 117-07-0H-006.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Rush O'Keefe and Julia O'Keefe, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **OPIE, LLC, a Tennessee Limited Liability Company,** its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3366 on the Plan of Roderick Square, of record in Plat Book 6250, Page 928, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rush O'Keefe and Julia O'Keefe, husband and wife, by Warranty Deed from Chad Angus, of record in Instrument No. 20190909-0090763 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rush O'Keefe and Julia O'Keefe, husband and wife, by Deed of Correction from Chad Angus, of record in Instrument No. 20200206-0013965 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3366 Hillsboro Pike Nashville TN 37215

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2019.

Rush O'Keefe

Julia O'Keefe

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, Rush O'Keefe and Julia O'Keefe, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of September, 2019.

Notary Public

My Commission Expires: _____