Karen Johnson Davidson County
Batch# 444804 DEEDQC
07/28/2020 11:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200728-0082661

RECORD & RETURN TO:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on July 27, 2020.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
LCC Rentals, LLC 209 Tenth Avenue South Suite 432 Nashville, TN 37203	NEW OWNER	105-01-1L-001.11-CO And 105-01-1L-002.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David J. Callahan, III and Margaret H. Callahan**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto **LCC Rentals, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more fully described as follows:

SEE EXHIBIT A ATTACHED

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed to be effective on this 24 day of July, 2020.

David J. Callahan, III

Margaret H. Callahan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, personally appeared, David J. Callahan and Margaret H. Callahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 24th day of July, 2020.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

My Commission Expires: 7/9/2022

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Units A & B of Homes at 927 13th Avenue South, a Horizontal Property Regime with Private Elements, as shown on the site plan attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Homes at 927 13th Avenue South, a Horizontal Property Regime with Private Elements ofrecord as Instrument No. 20160328-0028204, in the Register's Office for Davidson County, Tennessee, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to David J. Callahan, III and Margaret H. Callahan, husband and wife, by Warranty Deed from Midtown Realty, LLC, a Tennessee limited liability company, of record in Instrument No. 20190625-0061250, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022