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| **QUITCLAIM DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of August, 2020.<br>Notary Public<br>MY COMMISSION EXPIRES: 6.20.2022<br>(AFFIX SEAL) |

JAMES C. ESTES NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 6.20.2022

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Regal Homes Co. | NEW BUYER | 091-14-195.00 |
| (NAME) | (NAME) | |
| 290 Ed Harris Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Ashland City TN 37015 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ashland Rentals, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Homes Co., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of C. C. Vernon Farm of record in Plat Book 161, Page 164, in the Register's Office for said County, being Lot No. 4 on the Plan of West Nashville Realty Company's Subdivision of the J. W. Dotson Estate, not of record, described as follows:

Said Lot No. 4 fronts 70 feet on the Westerly margin of Orlando Avenue and runs back 175.0 feet on the Northerly line and 165.0 feet on the Southerly line to a line on the rear measuring 45.4 feet thereon.

Being the same property conveyed to Al Barish and wife, Mollie Levitan Barish by deed from Arthur B. Dotson, G. Porter Dotson, and Louise Dotson White of record in Book 2199, page 513, Register' Office for Davidson County, Tennessee dated September 21, 1953 and recorded October 9, 1953.

Karen Johnson Davidson County
Batch# 449731 DEEDQC
08/04/2020 03:40:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200804-0086438

Being the same property conveyed to Sylvia Barish by Quitclaim deed from Mollie Levitan Barish, widow of record in Book 9904, page 31, Register's Office for Davidson County, Tennessee, dated December 29, 1995 and recorded on December 29, 1995. (Value or consideration shown in aforementioned deed $0.00.)

Sylvia Rose Barish died January 27, 2018.

Affidavit of Heirship, Recorded on December 13, 2018, in Instrument No. 20181213-0121430 and Affidavit of Scriveners Error Recorded on December 14, 2018, in Instrument No. 20181214-0121999.

Note: Order Admitting Foreign Will to Probate for Muniment of Title, Recorded on April 03, 2019 in Instrument No. 20190403-0030466. (Deceased David Barish)

Being a portion of the same property conveyed to Regal Homes, Co by Warranty deed from Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Fiduciary for the Heirs at Law of Sylvia Rose Barish: Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, together with Dina Barish (beneficiary under the Will of David Barish) of record in Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee of record in Instrument No. 20190805-0077601 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 05, 2019. (Value or consideration as shown in aforementioned deed $210,000.00.)

Being the same property conveyed to Ashland Rentals, LLC, a Tennessee limited liability company by Warranty deed from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20200225-0020499 Register's Office for Davidson County, Tennessee, dated February 24, 2020 and

recorded on February 25, 2020. (Value of consideration shown in aforementioned deed $160,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 237 Orlando Avenue Nashville, TN 37209

| (House Number) | (Street) | (P.O. Address) | (City or Town) | (Postal Zip) |
|---|---|---|---|---|

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. SE

Witness my hand this 4 day of August, 2020.

**Ashland Rentals, LLC**

Steve Reigle, Managing Member

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steve Reigle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Managing Member of Ashland Rentals, LLC, the within named bargainor, and that he/she as such Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Partners.

Witness my hand this 4 day of August, 2020.

Notary Public

My commission expires: 6/20/2022

JAMES C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 6.20.2022