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 BEFORE ME, THIS THE 4 day of August, 2020. Notary Public MY COMMISSION EXPIRES: (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	091-14-196.00
(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 Book 161, Page 164, in the Register's Office for said County, being Lot No. 5 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. 5 fronts 60 feet on the westerly margin of Orlando Avenue and runs back 165.0 feet on the northerly line and 158.0 feet on the southerly line to a line on the rear measuring 50 feet thereon.

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. 20200225-0020498 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.

Karen Johnson Davidson County
Batch# 449733 **DEEDQC**
08/04/2020 03:44:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200804-0086441

unimproved ☐
This is improved ■ property, known as 235 Orlando Avenue Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town)

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.

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