Karen Johnson Davidson County
Batch# 460570 DEEDQC
08/20/2020 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200820-0093965

This instrument prepared by:
LAW OFFICE OF TONI W. RUTGERSON
200 Nashboro Boulevard
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:
Ellis Investments, LLC
3312 Nolensville Road
Nashville, TN 37211

SEND TAX BILL TO:
Ellis Investments, LLC
3312 Nolensville Road
Nashville, TN 37211

PARCEL ID:
106 00 0 117.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. PREPARER'S REPRESENTATION IS LIMITED TO THE DRAFTING OF THIS DOCUMENT AND NO FURTHER OR OTHERWISE.

QUITCLAIM DEED

For and in consideration of ten and 00/100 dollars ($10.00), Ellis Investments, a Tennessee General Partnership, by and through Johnny B. Ellis, its Managing Partner, with full power to mortgage, sell, or convey without joinder of any other partner, by these presents does hereby quitclaim, grant and convey unto, **ELLIS INVESTMENTS, LLC, A Tennessee Limited Liability Company,** its successors and assigns, ALL of its right, title and interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of The Plus Park, Section Five, as of record in Book 4470, page 72, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Ellis Investments, a Tennessee General Partnership, with Johnny B. Ellis serving as Managing Partner, with full power to mortgage, sell, or convey without joinder of any other partner, by deed from Johnny B. Ellis, as Executor for the Estate of John Ellis (Davidson Co. Probate No. 11P1348), Johnny B. Ellis, as Executor for the Estate of Tina E. O'Rear (Sumner Co. Probate No. 2012PR-436), Johnny B. Ellis, as Trustee for the Ronnie E. Ellis Trust, Johnny B. Ellis

personally, and Michael T. Ellis, of record as Instrument No. 20130108-0002479 in the Register's Office for Davidson County.

This is improved property commonly known as:
833 Murfreesboro Pike, Nashville, Tennessee 37217

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. 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.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $0.00.

John B Ellis
Affiant

Subscribed and sworn to before me this 17 day of August, 2020.

Notary Public

NONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of August, 2020.

John B Ellis
ELLIS INVESTMENTS, A Tennessee General Partnership
By: Johnny B. Ellis
Its: Managing Partner

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 Johnny B. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the managing partner of ELLIS INVESTMENTS, a Tennessee General Partnership, that he executed the within Quitclaim Deed for the purposes therein contained and had authority to execute the Quitclaim Deed on its behalf.

Subscribed and sworn to before me this 17 day of August, 2020.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17 day of August, 2020 for the purpose of conveying any interest I may have as a partner of Ellis Investments, a Tennessee General Partnership to Ellis Investments, LLC, a Tennessee Limited Liability Company.

JOHNNY B. ELLIS

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 Johnny B. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 17 day of August, 2020.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17 day of August, 2020 for the purpose of conveying any interest I may have as a partner of Ellis Investments, a Tennessee General Partnership to Ellis Investments, LLC, a Tennessee Limited Liability Company.

JOHNNY B. ELLIS, Trustee
of the Ronnie E. Ellis Trust

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 Johnny B. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Trustee of the Ronnie E. Ellis Trust, that he executed the within Quitclaim Deed for the purposes therein contained, and that he had authority to do so on behalf of the Ronnie E. Ellis Trust.

Subscribed and sworn to before me this 17 day of August, 2020.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of August, 2020 for the purpose of conveying any interest I may have as a partner of Ellis Investments, a Tennessee General Partnership to Ellis Investments, LLC, a Tennessee Limited Liability Company.

MICHAEL T. ELLIS

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 Michael T. Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 13th day of August, 2020.

Notary Public

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JULY 09, 2024

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

Toni Rutgerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 17 day of August, 2020, personally appeared before me, the below signed notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021