QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 477068 DEEDQC
09/16/2020 02:00:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200916-0105966

Y-SB-C-20-292

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 14th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: 07-05-2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RLS HART LLC	**New Owner**	
(NAME) **1611 Electric Avenue,**	(NAME)	**095-11-0-042.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JRS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RLS HART LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 501 on the Plan of Section III, Merry Oaks, of record in Plat Book 2330, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Pau Eckhart and Arlene Eckhart, husband and wife by Warranty Deed from Donald Leon Marquis, unmarried, of record in Book 10245, page 564, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on November 01, 1996. The said Paul Eckhart died January 30, 2018, leaving his wife, Arlene Eckhart, as the surviving tenant by the entirety. The said Arlene Eckhart died January 26, 2020, and by her Last Will and Testament filed under Docket No. 20P285 in the Seventh Circuit for Davidson County, Tennessee (Probate Division), appointed her sister, Pauline Schreiber, as the Personal Representative of her estate. Pursuant to Order Granting Petition for Sale of Real Property, the aforesaid court ordered that the subject property be brought into the Estate of Arlene Eckhart, and listed for sale to settle the decedent's debts.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **292 McGavock Pike, Nashville, Tennessee 37214**.

BEING THE SAME PROPERTY CONVEYED
TO THE GRANTOR(S) BY DEED OF
RECORD IN INSTRUMENT NUMBER
20200916-0105965, SAID REGISTER'S OFFICE.

Witness my/our hand(s) this the 11 day of SEPT, 2020.

JRS Development, LLC

BY: _____
Ryan L. Schmidt, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN L. SCHMIDT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JRS DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of September, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206
615-383-2903