Karen Johnson Davidson County
Batch# 504851 DEEDQC
10/30/2020 08:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201030-0126417

QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF October

Notary Public

MY COMMISSION EXPIRES 1-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip Rykwalder	Same	07111013600
(NAME)	(NAME)	
1114 Rockway Drive		
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37411		
(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,

SOUTHERN STATES PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

PHILIP RYKWALDER, MARRIED ("GRANTEE")

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 THE EASTERLY HALF OF LOT NO. 43, ON THE PLAN OF TRINITY HEIGHTS, OF RECORD IN BOOK 161, PAGE 38, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SOUTHERN STATES PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM BRAD SMOTHERMAN, OF RECORD IN INSTRUMENT NUMBER 20161020-0110994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

These are improved properties known as: 314 Marshall Street, Nashville, Tennessee 37207

Witness our hands this the 26 day of October, 2020.

SOUTHERN STATES PROPERTY, LLC

BY: PHILIP RYKWALDER
ITS: MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

On this the 26 day of October 2020, before me personally appeared **PHILIP RYKWALDER**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **managing member** for **Southern States Property, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that he as such **managing member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26 day of October, 2020.

Notary Public

My Commission Expires: 1-3-23

SYDNEY GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY