QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 514179 DEEDQC
11/10/2020 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201110-0132824

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 10th DAY OF Nov, 2020.

NOTARY PUBLIC

My Commission expires: 05/04/2023

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville TN 37212

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Jacob Vanhooser	New Owner	082070N00100CO
811 B Lischey Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Boiler Investment Group, LLC, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Jacob Vanhooser and Lauren Stemle, husband and wife, Grantee

hereinafter referred to as Grantee, all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Homes at 811 Lischey Avenue as showing in the Declaration of Covenants, Conditions and Restrictions for Homes at 811 Lischey Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200302-0023159 and Plat Book 57, Page 133 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Boiler Investment Group, LLC by Quitclaim Deed from August Carington and Kaitlin Carington, husband and wife, as to a 50% interest, and Jacob Vanhooser, unmarried and Lauren Stemle, unmarried, as tenants in common with rights of survivorship, as to a 50% interest dated March 6th 2020 and recorded March 19th 2020 of record in Instrument No. 20200319-0030541, said Register's Office, Davidson County, Tennessee.

Further being the same property conveyed to August Carington and Kaitlin Carington. Husband and wife, as to a 50% interest, and Jacob Vanhooser, unmarried and Lauren Stemle, unmarried, as tenants in common with rights of survivorship, as to a 50% interest by Warranty deed from Carl H. Reed and Elease Reed, husband and wife of record in Instrument No. 20170703-0066416 Register's Office for Davidson County, Tennessee, dated June 23rd 2017 and recorded on July 3rd 2017.

This is improved (X) property, known as **811 B Lischey Avenue Nashville, TN 37207**
(House Number) (Street) (City) (State) (Zip)

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 the 10 day of Nov., 2020.

Boiler Investment Group, LLC

By: _____ Member
Jacob Vanhooser, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared **Jacob Vanhooser, Member for Boiler Investment Group, LLC**, with whom I am personally acquinted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the **Member for Boiler Investment Group, LLC** and that himself as such **Member** executed the foregoing instrument for the purposes therein contained, by signing the name of Boiler Investment Group, LLC by himself as Managing Member of Boiler Investment Group, LLC.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of Nov., 2020.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
05/09/2023

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212