This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 540003 DEEDQC
12/22/2020 10:50:08 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201222-0151998

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
WaHa Real Investments, LLC 4501 Charlotte Avenue #91026 Nashville, Tennessee 37209	New Owner	081-10-0-270.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WENDY WARREN,** a married woman ("Grantor"), does hereby quitclaim and convey unto **WaHa REAL INVESTMENTS, LLC,** a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title.

Michael Warren, the spouse of Wendy Warren, joins in this conveyance for the purpose of conveying his marital rights, title and interest in the Property.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 19th day of December, 2020.

GRANTOR:

Wendy Warren

Michael Warren

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Wendy Warren, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: May 09, 2023

KRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Michael Warren, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: May 09, 2023

KRYSTAL VALCARCEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is ~~$0.~~

AFFIANT

Subscribed and sworn to before me, this 19th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: May 09, 2023

KRYSTAL VALCARCEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 354, on the plan of J.M., T.J. and G.W. Hardings Plan, of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to WaHa Real Investments, LLC, by deed, of record in Instrument No. 20180820-0082472, Register's Office for Davidson County, Tennessee.

This is improved property known as 1738 23rd Avenue South, Nashville, Tennessee 37208.