QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 551888 **DEEDQC**
01/11/2021 12:14:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210111-0004667

T-MM-20-5502

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 5 DAY OF January 20___.

Notary Public

MY COMMISSION EXPIRES: 4/11/2023
(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 04.11.2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theodore Pins	**New Owner**	
(NAME)	(NAME)	**091-06-0-267.00**
858 Beech Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **RADIUS RENTALS, 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 **THEODORE PINS, UNMARRIED,** 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. 1405 and 1407, Block 12 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, 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 Theodore J. Pins, a single man by Warranty deed from Casey Huynh, unmarried of record in Instrument No. 20180815-0080648 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 15, 2018.

Being the same property conveyed to Radius Rentals LLC by Quitclaim deed from Theodore J. Pins of record in Instrument No. 20190904-0088902 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019.

Being the same property conveyed to Radius Rentals, LLC, a Tennessee limited liability company by Quitclaim deed from Theodore J. Pins, unmarried of record in Instrument No. 20191010-0104056 Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 10, 2019.

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: **5502 Tennessee Ave, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 7 day of January, 2021.

Radius Investments, LLC

Ted Pins, Manager and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ted Pins, 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 Manager and Sole Member of Radius Investments, LLC, the within named bargainor, a limited liability company, and that he as such Manager and Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of January, 2021.

Notary Public

My Commission Expires: 11/6/21

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212