Karen Johnson Davidson County
Batch# 559119 DEEDQC
01/22/2021 02:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210122-0010088

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-MM-20-5502

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)
Radius Rentals, LLC	**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, **THEODORE PINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RADIUS RENTALS, 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. 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.

Being the same property conveyed to Radius Rentals, LLC, a Tennessee limited liability company by Quitclaim deed from Radius Rentals, LLC, a Tennessee limited liability company, unmarried of record in Instrument No. 20210111-0004667 Register's Office for Davidson County, Tennessee, dated January 7, 2021 and recorded January 11, 2021.

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 7th day of January, 2021.

Theodore Pins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODORE PINS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2021

RETURN TO:

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

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