File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 564842 DEEDQC
02/01/2021 09:45:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210201-0013920

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 27 day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Real Estate Rentals LLC	Same	103 05 0 07100
(NAME) 7051 Hwy 70S Ste 315	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1 Public Homes LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Real Estate Rentals LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE(S), IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in the City of Nashville in the County of Davidson in the State of TN Beginning at a point N. 45 degrees 30 minutes W 56 Feet from the Southeast corner of the property belonging to Clyde H Staggs and wife, Verna Lou and Lewis O. McDaniel and wife, Shirley Ann, as recorded in Book 2964, page 287 in the office of the Register of Deeds, Davidson County, Tennessee; Thence South 76 degrees 20 minutes W 60 feet to a stake; Thence North 13 degrees 40 minutes W. 50 feet to a stake; Thence North 76 degrees 20 minutes East 60 feet to a stake; Thence South 13 degrees 40 minutes East 50 feet to a Stake and the point of beginning. Less and Except any road right of way existing of record.

Being the same property conveyed to Capital Journey LLC by deed fromRubin Lublin TN PLLC, of record in Instrument No. 20180104-0001353, Register's Office for Davidson County, Tennessee.

Further conveyed to 1 Public Homes LLC by Quitclaim Deed from Capital Journey LLC, a Tennessee Limited Liability Company, dated January 5, 2018 and filed of record January 8, 2018 in Instrument No. 20180108-0002170, said Register's Office.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1230 Watts Terrace Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 our hands this 27 day of January, 2021.

1 Public Homes LLC, a Tennessee Limited Liability Company

Eric Sox Member

Eric Sox, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Eric Sox, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member respectively of 1 Public Homes LLC, the within named bargainor, and corporation, and that he as such appointed Eric Sox being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the member, as such member, and attesting the same of the corporation, by the said member as such member.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 27, day of January, 2021

NOTARY PUBLIC

My commission expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.