THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Midtown Realty, LLC
P.O. Box 331235
Nashville, TN 37203

Send Tax Bill to:
Owner

Map-Parcel Numbers:
105-07-4H 002.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2021.

Notary Public

My Commission Expires: 5/2/2022

JENNIFER B. GODDARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 2, 2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Harold Johnson** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Midtown Realty, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 117 B Rains Ave., Nashville, TN 37203.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of February, 2021.

Harold Johnson

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch# 579549 **DEEDQC**
02/26/2021 02:42:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210226-0024875

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold Johnson**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2021.

My commission expires: 5/2/2022 Notary Public

JENNIFER B. GODDARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 2, 2022

Exhibit A

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 117 Rains Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161206-0127748, and being show on Plat attached thereto as Exhibit "A", 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 Midtown Realty, LLC by Quitclaim Deed from Progressive Development, LLC. of record in Instrument No. 20180122-0006273, recorded on 1/22/2018. Register's Office for said County.

Being the same property conveyed to Harold Johnson by Quitclaim Deed from Midtown Realty, LLC, a Tennessee limited liability company dated October 8, 2020 of record in Instrument No. 20201012-0118231; said Register's Office.