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:
105-07-4G-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: 119 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

20210226-0024877

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 Jennifer Goddard
Notary Public

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

Exhibit A

Located in Davidson County, Tennessee, and being described as follows:

Being Unit B of 119 Rains Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions, and Restrictions for Homes at 119 Rains Avenue, of record in Instrument No. 20161206-0127747, in the Register' s Office for said Davidson County, Tennessee. Reference is hereby made to the Plat of 119 Rains Avenue, set forth in Exhibit A of said Declaration, for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument No. 20161206-0127747, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of 119 Rains Avenue, set forth in Exhibit A of said Declaration, said Register's Office.

Being part of the same property conveyed to Progressive Development, LLC by virtue of a Warranty deed from Kelvin Brown, dated December 1, 2016 of record in Instrument No. 20161202-0126579; Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold Johnson by Quitclaim Deed from Progressive Development, LLC, a Tennessee limited liability company dated October 8, 2020 of record in Instrument No. 20201012-0118215; said Register's Office.