QUITCLAIM DEED

ADAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

AJ-QCD-21-1813A

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 1st DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Rents LLC	**A Mortgage Boutique, LLC**	
(NAME) **1813 A 3rd Avenue**	(NAME) **1574 Medical Center Pkwy, Ste 101**	**082-05-0M-001.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Murfreesboro, TN, 37129**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian C. Stevens and Lisa Corsiglia Stevens, as Co-Trustees of the Lisa and Brian Stevens Heritable Trust,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Music City Rents, LLC, a California Limited Liability Company,** hereinafter called the Grantee, its 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 Unit A together with the common areas as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1813 3rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140708-0060127, 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 by **Brian C. Stevens and Lisa Corsiglia Stevens, husband and wife,** by deed to **Brian C. Stevens and Lisa Corsiglia Stevens, as co-Trustees of the Lisa and Brian Stevens Heritable Trust**, of record in Instrument No. 20201112-0133252, Register's Office for Davidson County, Tennessee.

Being also known as 1813 A 3rd Avenue N Nashville, TN 37208.

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: **1813 A 3rd Avenue, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch# 584923 **DEEDQC**
03/04/2021 02:57:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210304-0028646

Witness my hand this the 1 day of March, 2021.

The Lisa and Brian Stevens Heritable Trust

Brian C. Stevens
Co-Trustee

Lisa Corsiglia Stevens
Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian C. Stevens and Lisa Corsiglia Stevens**, 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 as **Co-Trustees of the Lisa and Brian Stevens Heritable Trust,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 1 day of March, 2021.

Notary Public

My Commission Expires:

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021