QUITCLAIM DEED

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 19th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

JM-SB-CL-20-3024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Viking Capital Investments, LLC, an Arizona limited liability company	**NEW OWNER**	
(NAME) **3301 Jamaica Blvd S.,**	(NAME)	**059-04-0A-072.00-CO**
(ADDRESS) **Lake Havasu City, AZ 86406**	(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 consideration, the receipt of which is hereby acknowledged, **LINDSAY LAUREN GERMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIKING CAPITAL INVESTMENTS, LLC, AN ARIZONA 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. 45 on the Plan of Final Plat of Brookview Subdivision, Phase 3 of record in Plat at Instrument No. 20050928-0116190, 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 Lindsay Lauren German, married by Warranty Deed from Michael Nicola and Eliza Nicola, husband and wife of record in Instrument No. 20201027-0124296, Register's Office for Davidson County, Tennessee.

THE SUBJECT PROPERTY WAS NOT THE MARITAL RESIDENCE OF THE GRANTOR.

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: **3024 Ewingdale Dr, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 620501 **DEEDQC**
04/22/2021 09:24:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210422-0053877

Witness my/our hand(s) this the 14 day of April, 2021.

Lindsay Lauren German

STATE OF ARIZONA
COUNTY OF Mohave

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSAY LAUREN GERMAN, 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 14 day of April, 2021.

Susanne Richmond
Notary Public
My Commission Expires: 9-17-2022
(SEAL)

SUSANNE RICHMOND
Notary Public - Arizona
Mohave County
Commission # 551832
My Comm. Expires Sep 17, 2022

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206