This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 644775 DEEDQC
05/26/2021 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210526-0071313

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24 day of May, 2021.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elliot Rushing 809 Evergreen Trail Madison, Tennessee 37115	New Owner	0600.800.9200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **KEA PROPERTIES, LLC** ("Grantor") does hereby quitclaim and convey unto **ELLIOT RUSHING,** a married man ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Being Lot No. 3 of the final Plat, Second Resubdivision of Reserve Parcel "B", E. A. Lindsley Resubdivision, the play being of record Plat Book 6200, Page 927, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to KEA Properties, LLC, by Warranty Deed from Joseph D. Claybon, a single man, dated January 30, 2017 and recorded January 30, 2017 of record in Inst. No. 20170130-0009924, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3026 Hillside Road, Nashville, Tennessee 37206.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of May, 2021.

GRANTOR:

KEA Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared KEA Properties LLC, through Elliot Rushing, member, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24 day of May 2021.

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

202105260071313

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

