Karen Johnson Davidson County
Batch# 660366 DEEDQC
06/21/2021 08:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210621-0082991

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 16 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

G-SB-MM-21-202

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan David Hartwig	SAME AS NEW OWNER	
(NAME) **202 Raintree Dr**	(NAME)	**086-11-0A-072-00**
(ADDRESS) **Hermitage, TN, 37076**	(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ballwin Rental Homes, LLC, a Missouri limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan David Hartwig,** hereinafter called the Grantee, his 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 No. 2, Building 13, as shown on the Revised Plan of Phase 2 & 2A, Hermitage Woods, Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 4860, Pages 62-64, Register' s Office for Davidson County, Tennessee and being further established by the Master Deed of record in Book 4753, Page 140, as amended in Book 4980, Page 378, Book 5172, Page 77 and Book 5165, Page 781, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Ballwin Rental Homes, LLC, a Missouri limited liability company, from Christopher D. White, unmarried, by Warranty Deed, of record in Instrument No. 20170628-0065088, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. 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: **202 Raintree Drive, Hermitage, Tennessee 37076-2811**.

Witness my hands this the 10 day of June, 2021.

Ballwin Rental Homes, LLC, a Missouri limited liability company

Jonathan David Hartwig
Sole Member

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan David Hartwig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as Sole Member of **Ballwin Rental Homes, LLC, a Missouri limited liability company,** the within named bargainor, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of June, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202106210082991