This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 671870 DEEDQC
07/07/2021 10:31:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210707-0091116

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Rainbow Holdings LLC P.O. Box 90835 Nashville, TN 37209	Same	10308007900

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid WE, **Angela B. Foster and Janice Renee Mackin** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Rainbow Holdings, LLC, a Tennessee limited liability company,** its successors and assigns, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of C.H. Tritschler's Subdivision of Lot Nos. 347-348 and a part of Lot No. 349 on the Plan of West Lawn Subdivision of record in Book 843, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet more or less on the westerly margin of 43rd Avenue North and Extends back 175 feet on the southerly line and extends back from the westerly margin of 43rd Avenue North being the northeasterly corner of said property south 83 deg. 44' west 113 feet; thence south 85 deg. 41' 46" west 62.21 feet, as established by Chancery Court Order filed in the Chancery Court for Davidson County, Tennessee, in File No. 80-630-III, to the easterly margin of 44th Avenue North being a dead line in the rear, measuring 50 feet more or less, being described from a survey by John Kohl & Company, P.C., Tennessee No. 100, dated August 12, 1986.

Being the same property conveyed to Angela B. Foster and Janice Renee Mackin, as joint tenants with rights of survivorship by Warranty Deed from Steve J. Williams, married, recorded on the 6th day of July 2004 of record in Instrument No. 20040706-0079543 in the Register's Office for Davidson County, Tennessee.

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

This property was never the marital residence of the Grantor(s) herein named.

This improved property is known as: 127 43rd Avenue North, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of July 2021.

Angela B. Foster

Janice Renee Mackin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **Angela B. Foster** and **Janice Renee Mackin** with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of July, 2021.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2021

Notary Public