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 30 DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Ballwin Rental Homes, LLC	**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, **Jonathan David Hartwig,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ballwin Rental Homes, LLC, a Missouri 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 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 **Jonathan David Hartwig** from **Ballwin Rental Homes, LLC, a Missouri limited liability company**, by Quitclaim Deed, of record in Instrument No. 20210624-0082991, 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**.

Karen Johnson Davidson County
Batch# 693279 **DEEDQC**
08/09/2021 10:55:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210809-0106815

Witness my hands this the 30 day of June, 2021.

Jonathan David Hartwig

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan David Hartwig**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of June, 2021.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021