This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 693610 DEEDQC
08/09/2021 04:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210809-0107242

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Felipe Lopez Cervantes** ("Grantor") , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **A & F RENTAL PROPERTIES LLC, a Tennessee Limited Liability Company,** in the following described real property, to wit:

Parcel I – 309 Nix Drive, Madison, TN 37115 – M&P 043 06 0 348.00

Land in Davidson County, Tennessee, being more particularly described as follows, to wit: Being Lot No. 2 on the Plan of Resubdivision of Parts of Lots 54 and 42 on the unrecorded Plan of the Subdivision of Anderson Estates, Tract 14, Book 1130, Page 37, Register's Office for Davidson County, Tennessee, as shown of record in Book 5190, Page 103, said Register's Office and being more particularly described as follows, to wit:

Said Lot No. 2 fronts 6.0 feet on the westerly margin of Nix Drive and runs back 175.35 feet on the northerly line and 175.79 feet on the southerly line to a dead line in the rear on which is measures 60.0 feet.

Being the same property conveyed to Felipe Lopez Cervantes by Quit Claim Deed of record at Instrument No. 20210205-0017006 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel II – 613 Rothwood Ave, Madison, TN 37115 – M&P 052 06 0 118.00

The following descried real estate situated, lying and being in the county of Davidson, State of Tennessee, to wit: Land in Davidson County, Tennessee, being Lot Number 3-A on the plan of zone lot division Lots 2 and 3, Morris Estes Subdivision, of record in Book 5800, Page 347 as Amended in Book 6900, Page 137, Register's Office for Said County, to which plan of reference is hereby made for more complete and accurate description. This conveyance is subject to restrictive covenants of record in Book 6900, Page 137, said Register's Office, and to the matters set forth in the above referenced plan of record.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 202102050017003 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel III – 615 Rothwood Ave, Madison, TN 37115 – M&P 052 06 0 122.00

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ZONE LOT 3 – B ON THE "ZONE LOT DAVIDSON, LOTS 2 AND 3, MORRIS ESTATES SUBDIVISION" OF RECORD IN BOOK 6900, PAGE 137, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR AMORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20210205-0016999 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel IV- 882 Idlewild Drive, Madison, TN 37115 – M&P 052 05 0 200.00

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of subdivision of Lots Nos. 35, 36 and 37 in the subdivision of part of the H. B. Chadwell Tract, of record in Plat Book 547, Page 60, Register's Office for said County, describe according to a survey made by Blanchard and Parrish, Engineers, November 21, 1941, as follows:

Beginning at an iron pin in the southerly line of the property conveyed to F. M. Powell and wife by deed from W.Y. Partee and wife of recode in Book 725, Page 241, said Register's Office , 35 feet south 57 degrees 25' east from the center of a private drive; thence with Powell's southerly line, south 57 degrees 25; east 144.8 feet to an iron pin; thence south 20 degrees 57' west 162.7 feet to an iron pin, thence north 72 degrees 50' west 120 feet; thence north 15 degrees 00' east 200.3 feet to the beginning.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20210205-0017010 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel V – 216 Steamboat Ct, Nashville, TN 37214 – M&P 062 02 0A 149.00

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED, LYING AND BEING IN THE COUNTY OF DAVIDSON, SATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO 149, RIVER TRACE ESTATES, PHASE I SECTION II, OF RECORD IN PLAT BOOK 6900, PAGE 158 & 159, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20210205-0017007 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel VI – 1912 Dabbs Ave, Nashville, TN 37217 – M&P 107 05 0 007.00

Being Lot No. 7 on the Plan of Bel-Air, Section 1, as of record in Book 2900, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and detailed description.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20210205-0017001 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel VII – 104 Antioch Ct., Antioch, TN 37013 – M&P 148 03 0 159.00

The following described property located in the City of Antioch, in Davidson County Tennessee, to-wit:

Lot 1021, Resubdivision of Lots 1021 and 1022, Section Ten, Cherokee Hills Subdivision, as show on Plat of record in Plat Book 4885, Page 198, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20210205-0017002 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel VIII – 333 Luna Drive, Nashville, TN 37211 – M&P 148 02 0 033.00

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled the Plan of Luna Heights, Section Three, of record in Plat Book 2900, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by Quit Claim Deed of record Instrument No. 20210205-0017009 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel IX – 319 Flora Maxwell Rd, Nashville, TN 37211 – M&P 147 07 0 128.00

Land in the 5th, formerly 7th, Civil District of said County and State, the westerly 70 feet of Lot 11 on the unrecorded of Chester Maxwell's Subdivision, described according to a survey made by E. J. Wilkinson Surveyor, October 7, 1953, as follows:

Beginning on the northerly margin of Flora Avenue, 100 feet east of the southeast corner of the property conveyed to Thomas Sweeney and wife, by deed from Chester Maxwell and wife, of record in Book 2029, page 66, Register's Office for said County; being the corner of Lots Nos. 10 and 11; thence with the line between said two lots northerly 115.3 feet; thence easterly 70 feet; thence southerly 115.3 feet to the northerly margin of Flora Avenue; thence with the same westerly 70 feet to the beginning.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20210205-0017000 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel X – 619 Rosebank Ave, Nashville, TN 37206 – M&P 083 08 0M 001.00

Land in Davidson County, Tennessee, being Unit 1 of 619 Rosebank Avenue, a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for 619 Rose Bank Avenue, Instrument No. 20190417-0035162, amended in Instrument NO. 20190514-0045460, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20210205-0017005 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel XI – 3505 Slate Drive, Nashville, TN 37216 – M&P 051 13 0 005.00

Being Lot No. 3 on the Plan of Walton Lane Estates, of Record in Book 6269, page 820, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No 20210205-0017004 in the Register's Office of Davidson County, TN. *Seller warrants that this property has not been used as his primary residence. *

Parcel XII - 320 Alice Ave, Nashville 37211 – M&P 147 07 0 247.00

Land in Davidson County, Tennessee , Being Lot 1 on the Resubdivision of Lot 2, Lake Providence Missionary Baptist Church Subdivision, of record in Instrument No. 20050908-0108041, Register's Office for said County, to which is hereby made for a more complete description.

Being the same property conveyed to Grantor by Warranty Deed record June 28, 2006 of record in Instrument No. 20060628-0077402 in the Register's Office of Davidson County, TN.

Parcel XIII – 3322 Walton Lane, Nashville, TN 37216 – M&P 051 13 0 004.00

Being Lot No. 3 on the Plan of Walton Lane Estates, of Record in Book 6269, page 820, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Grantor by Quit Claim deed recorded February 5, 2021 of record at Instrument No 20210205-0017004 in said Register's Office, Tennessee.

Parcel XIV – 99 S Graycroft Ave, Madison, TN 37115 – M&P 042 15 0 002.00

Land in the 11th Civil District of Davidson County, Tennessee, being shown as unrecorded tract on the unrecorded Map of Marthonna Subdivision and described as follows:

Beginning at a point in the east margin of Graycroft Road, 459.63 feet, more or less, south of the south margin of Old Hickory Boulevard; being the southwest corner of the property conveyed to J. T. Dennis by deed of record in Book 2017, Page 238; thence with Dennis's south line, south 87 deg. 15' east 270.7 feet to the corner of Lots No. 30 and 31 of Block "C" of Marthonna Subdivision; thence along the west line of Lots in said Block "C", south 2 deg. 58' west 120 feet to the northeast corner of the property conveyed to James O. Jones by deed of record in Book 2545, Page 329; thence with Jones's south line westerly 270 feet, more or less, to the east margin of Graycroft Road; thence with the margin of the same northerly 120 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE, is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by warranty deed of record in Book 8202, Page 927, said Register's Office.

Being the same property conveyed to Grantor by Quit Claim Deed recorded March 19, 2021 of record at Instrument No. 20210319-0036929 in said Register's Office, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 5th day of August, 2021.

Felipe Lopez Cervantes

Felipe Lopez Cervantes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Felipe Lopez Cervantes**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of August, **2021..**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 5th day of August, **2021..**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

PROPERTY OWNER: **A & F RENTAL PROPERTIES LLC**
OWNER'S ADDRESS: 99 S GRAYCROFT AVE, MADISON, TN 37115
MAIL TAX BILLS TO: **owner at owners address**

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/5/21.

Affiant Signature

8/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY