Karen Johnson Davidson County
Batch# 697581 DEEDQC
08/16/2021 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210816-0109951

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
Kyne A. Marshall	**Same**	**07111016600**
(NAME)	(NAME)	
3118 Meadowside Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARSHALL RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

KYNE A. MARSHALL ("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 LOT NO.74 ON THE MAP OF TRINITY HEIGHTS, ADDITION, AS OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 74 FRONTS 72 FEET, MORE OR LESS, ON THE SOUTH SIDE OF PULLAN AVENUE, AND RUNS BACK BETWEEN LINES ALONG THE EAST MARGIN OF MERIDIAN STREET, 150 FEET TO AN ALLEY, IN THE REAR ON WHICH IT MEASURES 68.6 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL RENTALS, LLC, BY WARRANTY DEED FROM THE ESTATE OF NANCY MAYBERRY, BY BERNICE HAYNES, EXECUTRIX, CARMEN FLOWERS, AND LAURA ANN YOUNG LEWIS, OF RECORD IN INSTRUMENT NO. 20130628-0067160, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1507 Meridian Street, Nashville, Tennessee 37207**

Witness our hands this the 13th day of August, 2021.

MARSHALL RENTALS, LCC:

BY: KYNE A. MARSHALL
ITS: SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 13th day of August 2021, before me personally appeared **KYNE A. MARSHALL** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **SOLE MEMBER** for **MARSHALL RENTALS, LLC,** the within named bargainor, a **TENNESSEE LIMITED LIABILITY COMPANY** and that he as such **SOLE MEMBER** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of August, 2021.

Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

I, Ryan Terrell, 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 8/13/2021 (date of document).

Affiant Signature

Date 8/13/2021

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY