Karen Johnson Davidson County
Batch# 706370 DEEDQC
08/30/2021 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116233

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Colclasure Company, LLC 4219 Hillsboro Pike Ste 210 Nashville, TN 37215	New Owner	145-08-0-028.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Million Dollar View, LLC, a Tennessee Limited Liability Company, by these presents does hereby quitclaim and convey unto Colclasure Company, LLC, a Tennessee Limited Liability Company, its successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Villa Estates of record in Plat Book 3600, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas H. Fuchs, and wife, Lynn S. Fuchs by Warranty deed from Charles A. Kiesler and wife, Teruy Morton Kiesler of record in Book 8910, page 824, Register's Office for Davidson County, Tennessee, dated March 24, 1993 and recorded on April 07, 1993.

Being the same property conveyed to Jack W. Robinson, Sr., Trustee by Quitclaim Deed from Douglas H. Fuchs, and wife, Lynn S. Fuchs, as tenants in common and not as tenants by the entirety of record in Instrument No: 20060310-0028244, Register's Office for Davidson County, Tennessee, dated 1 October 2006 and recorded on 3 October 2006 and within the same deed the said Jack W. Robinson, Sr., Trustee conveyed his interest in the subject property to Douglas H. Fuchs, and wife, Lynn S. Fuchs, as tenants in common and not as tenants by the entirety.

Being the same property conveyed to Daren Ross by Warranty deed from Douglas H. Fuchs and Lynn S. Fuchs, husband and wife of record in Instrument No. 20201109-0131037 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 09, 2020.

Being the same property conveyed to Million Dollar View, LLC, Tennessee Limited Liability Company by Warranty deed from Daren Ross, unmarried of record in Instrument No. 20210713-0094359 Register's Office for Davidson County, Tennessee, dated July 07, 2021 and recorded on July 13, 2021.

Being also known as 5013 Villa Crest Drive, Nashville, Tennessee 37220.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 20th day of August, 2021.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Witness our hand this 20 day of August, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MILLION DOLLAR VIEW, LLC

By: _____
Name: Ethan Colclasure
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ethan Colclasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of MILLION DOLLAR VIEW, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/27/2021 (date ~~of document~~).

Affiant Signature

08/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025