Karen Johnson Davidson County
Batch# 706376 DEEDQC
08/30/2021 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116241

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Eastside Residential Properties, LLC 424 Church Street, Suite 2500 Nashville, TN 37219	New Owner	082-11-0-028.00

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, **Patrick D. Lewis, a married man***, by these presents does hereby quitclaim and convey unto **Eastside Residential Properties, LLC, an Tennessee limited liability company,** its heirs, successors and assigns, its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Bryans Addition to Edgefield of record in Plat Book 21, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 fronts 50 feet on the Southerly margin of Treutland Street and extends back between parallel lines 165 feet to a line the rear measuring 50 feet thereon.

Being the same property conveyed to Patrick D. Lewis, a married man, by Warranty Deed from Amanda L. Gipson, an unmarried woman, of record in Instrument No. 20210520-0068799, Register's Office for Davidson County, Tennessee, dated May 18, 2021, and recorded May 20, 20201.

Being also known as 222 Treutland Avenue Nashville, Tennessee 37207.

*Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 24TH day of August, 2021.

Affiant

My commission expires:

Carmen Coats
Notary Public

(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of August, 2021.

Patrick D. Lewis

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick D. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 23rd day of August 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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
NOTARY'S SEAL
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025