Karen Johnson Davidson County
Batch# 729174 DEEDQC
10/04/2021 09:21:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211004-0132806

File No.

**QUITCLAIM DEED**

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL)

January 23, 2023

**THIS INSTRUMENT WAS PREPARED BY**
Athens Title & Escrow LLC, 5115 Maryland Way, Brentwood, TN 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP – 182 |
|---|---|---|
| Real Estate Rentals LLC | same as new owner | GROUP - 00 0 |
| (NAME) | (NAME) | PARCEL - 103.00 |
| 7051 Hwy 70 South #315 | | |
| Nashville, TN 37221 | (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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**1 Public Homes LLC,**

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Real Estate Rentals LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 6 of a survey of the Charles C. Bonds tract acquired by Deed of Record in Book 4886, Page 894, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Billy Carl Tomlin, surveyor, dated May 1, 1975, as follows: Beginning at the northerly margin of Tract No. 5 conveyed to Dorothy Reynolds thence along the easterly margin of Cane Ridge Road 34 degrees 15 minutes West 172 feet to a point; thence following a fence along Reed property North 2 degrees 10 minutes East 500 feet to a point; thence along the Mayse property South 84 degrees 10 minutes East 659.7 feet to a point; thence South 45 degrees 30 minutes West 813 feet to the point of beginning containing 5.15 acres more or less.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee, dated October 14, 2020 and filed of record October 20, 2020 in Instrument No. 20201020-0122310, Register's Office for Davidson County, Tennessee. (for value or consideration of $197,000.00)

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6000 Cane Ridge Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 22 day of September, 2021.

**1 Public Homes LLC,**

Eric Sox Member

By: Eric Sox, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **Authorized Member of 1 Public Homes LLC, a Tennessee limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

Witness my hand at office this 22 day of September, 2021.

Commission expires: My Commission Expires January 23, 2023

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Deed Disclaimers**

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.