QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 735675 DEEDQC
10/13/2021 01:27:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211013-0137729

MJ-SWBC-21-5206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER 20 21.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW
2012 21ST AVE. S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wendell Lynn Bontrager and Shelley Bontrager, husband and wife	NEW OWNER	
(NAME) **2704 Eglington Terrace**	(NAME)	**091-07-0-038.00**
(ADDRESS) **FRANKLIN, TN 37069**	(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 consideration, the receipt of which is hereby acknowledged, **BONTRAGER REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WENDELL LYNN BONTRAGER AND SHELLEY BONTRAGER, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their 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 Nos. 1113 of Block 26, Plan No. 2, West Nashville, as of record in Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1113 fronts 25.0 on the Northerly side of Louisiana Avenue and run back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Wendell Lynn Bontrager and Shelley Marie Bontrager, husband and wife by Warranty deed from City Limits Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20190227-0017606 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on February 27, 2019.

Being the same property conveyed to Bontrager Real Estate, LLC, a Tennessee limited liability company by Quitclaim deed from Shelley Marie Bontrager and Wendell Lynn Bontrager, married of record in Instrument No. 20190410-0032557 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on April 10, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5206 Louisiana Ave, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 8th day of October, 2021.

Bontrager Real Estate, LLC, a Tennessee Limited Liability Company

WENDELL LYNN BONTRAGER, MEMBER

SHELLEY BONTRAGER, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL LYNN BONTRAGER AND SHELLEY BONTRAGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged themselves to be the MEMBERS of BONTRAGER REAL ESTATE, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of October, 2021.

Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVE. S
NASHVILLE, TN 37212