THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 210635809** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 22nd day of October, 2021. _____ Notary Public My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Joseph and May Alexander 1209 Linden Avenue Nashville, TN 37212	Send Tax Bills To: **New Owner**	Tax Information: 105 13 0 092.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nutmeg Bandits LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **Joseph Wilson Alexander and May Lan Dong Alexander, Husband and Wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Easterly One-half of Lot No. 64 on the Plan of Belmont Land Co's Plan, of record in Plat Book 421, Page 34, 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 part of said Lots fronts 50 feet on the Southerly side of Linden Avenue, and runs back between parallel lines to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Nutmeg Bandits LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jon David Tannler and Kristen Dianne Tannler, husband and wife, of record in Instrument no. 20210409-0047381, in the Register's Office of Davidson County, Tennessee, dated April 07, 2021 and recorded on April 09, 2021.

Karen Johnson Davidson County
Batch# 745533 **DEEDQC**
10/28/2021 11:00:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211028-0144834

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2021.

Nutmeg Bandits LLC, a Tennessee Limited Liability Company

TRUSTEE

BY: Joseph W. Alexander, as Trustee of the Joseph W. Alexander Revocable Trust U/T/A dated April 6, 2021, Member

Trustee

BY: May Lan Dong Alexander, as Trustee of the May Lan Dong Alexander Revocable Trust U/T/A dated April 6, 2021, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Joseph W. Alexander, with whom I am personally acquainted, and who acknowledged himself to be a Member of Nutmeg Bandits LLC, a Tennessee Limited Liability Company, Trustee of the Joseph W. Alexander Revocable Trust U/T/A dated April 6, 2021, the within named bargainer, and that they as such Trustee, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 22nd day of October, 2021.

My Commission Expires:

Notary Public

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid May Lan Dong Alexander, with whom I am personally acquainted, and who acknowledged herself to be a Member of Nutmeg Bandits LLC, a Tennessee Limited Liability Company, Trustee of the May Lan Dong. Alexander Revocable Trust U/T/A dated April 6, 2021, the within named bargainer, and that they as such Trustee, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 22nd day of October, 2021.

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Notary Public