THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
James Richardson
11205 Lebanon Road, Unit 260
Mt Juliet, TN 37122

Send Tax Bill to:
New Owner

Map-Parcel Number:
072-13-1A 002.00 CO

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 5 day of November, 2021.

Notary Public

My Commission Expires:

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERLANGER INVESTMENTS ONE, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JAMES RICHARDSON, A MARRIED MAN**, HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 2405 B Brasher Ave Nashville, TN 37206.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5 day of November, 2021.

Erlanger Investments One LLP, a Tennessee Limited Liability Partnership

James Richardson, Authorized Agent

Karen Johnson Davidson County
Batch# 753876 DEEDQC
11/12/2021 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211112-0150780

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Richardson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Agent of the within named bargainor, a LLP, and that he, as such Authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the LLP by the said James Richardson as such Authorized Agent.

Witness my hand and official seal this 5 day of November, 2021.

My Commission Expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Exhibit A

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2405 Brasher Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171128-0121378, being shown on plat attached thereto as Exhibit "B", as amended in Instrument No. 20180221-0016624, 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 Erlanger Investments One, LLP, a limited liability partnership, by Quitclaim Deed from James Richardson, a married man, dated 12/20/2019, of record in Instrument No. 20200102-0000037, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to James Richardson by Quitclaim Deed from Erlanger, LLC, a Tennessee limited liability company, by Quitclaim Deed from James Richardson, dated 08/16/2019, of record in Instrument No. 20190820-0083532, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Erlanger Investments One LLP, a Tennessee limited liability partnership, by Quitclaim Deed from Erlanger, LLC, a Tennessee limited liability company, dated 01/11/2019, of record in Instrument No. 20190114-0003723, Register's Office for Davidson County, Tennessee.

Also being part of the same property previously conveyed to Erlanger, LLC, a Tennessee limited liability company, by Warranty Deed from RMA Properties, LLC, a Tennessee limited liability company, dated 08/30/2017, of record in Instrument No. 20170914-0094046, as corrected by Deed of Correction dated 01/12/2018, of record in Instrument No. 20180122-0006498, Register's Office for Davidson County, Tennessee.

202111120150780

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on November 5, 2021.

Affiant Signature

November 8, 2021

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 8 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY