Karen Johnson Davidson County
Batch# 757230 DEEDQC
11/17/2021 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211117-0153289

THIS INSTRUMENT PREPARED BY: **T McKee Law PLLC** **4235 Hillsboro Pike, Suite 300** **Nashville, TN 37215**	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 9th day of November, 2021. Notary Public My Commission Expires: 05/09/2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
920 Marilyn Road, LLC 5403 Georgia Ave. Nashville, TN 37209	New Owner	071140J00200CO

CRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Abels Capital Investments, LLC,** a Tennessee Limited Liability Company (the **"Grantor"**), has bargained and sold, and does hereby transfer and convey unto **920 Marilyn Road, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the **"Property").**

This is improved property known as: 920 Marilyn Road, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of November 9, 2021

GRANTOR:

Abels Capital Investments, LLC

Alexander Abels, President and Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Krystal Valcarcel of the state and county aforementioned, personally appeared Alexander Abels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and that such person executed the foregoing instrument for the purposes therein contained, by personally signing.

Witness my hand and seal, at office, this 9th day of November, 2021

Notary Public

KRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/09/2023

Krystal Valcarcel
[Individual Name]

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of West Park, as of record in Book 23 31, Page 1 7, Register's Office for Davidson County.

Said Lot No. 10 fronts 50 feet on the Westerly side of Marilyn Road and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Abels Capital Investments, LLC by Warranty Deed from Rosie Spain, a Tennessee resident, of record in Instrument No. 20211007-0135141 Register's Office for Davidson County, Tennessee, dated October 5, 2021 and recorded on October 7, 2021. Being the same property conveyed to Ronald Spain and wife, Rosie Spain, by Deed from Cordell Sanders and wife, Catherine Sanders, of record in Book 4720, Page 277, in the Register's Office of Davidson County, Tennessee, dated June 19, 1973 and recorded on June 19, 1973. The said Ronald Lee Spain, Sr. having died on or around July 27, 2020.

Tennessee Certification of Electronic Document

I, Aubrey Burns, 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 November 9, 2021 (date of document).

Aubrey Burns
Affiant Signature

November 12, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of November, 2021.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

