QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 758521 DEEDQC
11/19/2021 01:25:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211119-0154278

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 17 DAY OF Nov, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLCWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER (S):
RHOW Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	
PO Box 159355		05913000900 05913001100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS QUITCLAIM DEED IS RECORDED FOR THE PURPOSE OF OBTAINING A SINGLE MAP AND PARCEL

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, RHOW Properties, LLC ("Grantor") has bargained and sold, and by these presents does transfer and convey unto RHOW Properties, LLC, ("Grantee") its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Parcel I – 0 Hummingbird Drive, Nashville, TN 37218, M/P 05913000900
A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J.R. Coarsey, Trustee, and all of Lot No. 114, Treppard Heights Subdivision, Section No. 7 of record in Book 2900, Page 13, Register's Office Davidson County, Tennessee, and the westerly one-half of Lot No. 115, said Treppard Heights Subdivision, described as follows:

Beginning at an iron pin in the Northerly margin of Hummingbird Drive, said iron pin being the Sourtherly corner between Lot No. 113 and Lot No. 114, said Treppard Heights Subdivision, Section No. 7, and running North 2 deg 50 min West 298 feet to an iron pin; thence North 23 deg 35 min West 454.9 feet to an iron pin; thence North 61 deg 00 min East 210.3 feet to an iron pin; thence South 19 deg 21 min East 409.8 feet to an iron pin; thence South 34 deg 05 min East 380.5 feet to an iron pin in the Northerly ROW line of Hummingbird Drive; thence Westerly along a curve having a readius of 983.2 feet 225.5 feet to the point of beginning, containing 3.07 feet to the point of beginning, containing 3.07 acres, more or less. Less Plat in Book 5210, Page 127 Register's Office Davidson County, Tennessee.

Parcel II – 0 Hummingbird Drive, Nashville, TN 37218, M/P 05913001100
A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J.R. Coarsey, Trustee, and all of Lot No. 116, Treppard Heights Subdivision Section 7, of record in Book 2900, Page 13, Register's Office Davidson County, Tennesse, and the Easterly one-half of Lot No. 115, said Treppard Heights Subdivision, described as follows:

Beginning at an iron pin in the Northerly ROW line of Hummingbird Drive, said iron pin being the Southwesterly corner of Lot No. 117, Treppard Heights Subdivision, Section 7, and running along said ROW line Westerly on a curved line having a radius of 983.2 feet, 222.5 feet to an iron pin; thence North 2 deg 50 min West 350.5 feet to an iron pin; thence North 19 deg 21 min West 409.8 feet to an iron pin; thence North 79 deg 00 min East 200 feet to an iron pin; thence South 8 deg 55 min East 341.6 feet to an iron pin; htence South 46deg 45 min East 340 feet to the point of beginning containing 2.79 acres more or less. Less Plat in Book 5210 Page 127, Register's Office Davidson County, Tennessee.

Being the same properties conveyed to RHOW Properties, LLC by Quitclaim Deed of record at Instrument No. 20190920-0095743, Register's Office Davidson County, Tennessee.

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

Witness my hand this the 17th day of November, 2021.

RHOW Properties, LLC

By: Reginald Howard
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reginald Howard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that as Member of RHOW Properties, LLC, the within named bargainor, a limited liability company, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of NOV, 2021.

Notary Public
My Commission Expires:

