QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 762385 DEEDQC
11/29/2021 02:51:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211129-0157301

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 29 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wendell Lynn Bontrager and Shelley Bontrager	**Same**	
(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 **WENDELL LYNN BONTRAGER AND SHELLEY BONTRAGER, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BONTRAGER REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its 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.

Being the same property conveyed to Wendell Lynn Bontrager and Shelley Bontrager, husband and wife by Quitclaim deed from Bontrager Real Estate, LLC, a Tennessee limited liability company of record in Instrument No. 20211013-0137729 Register's Office for Davidson County, Tennessee, dated October 8, 2021 and recorded on October 13, 2021.

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 9th day of November, 2021.

Wendell Lynn Bontrager

Shelley Bontrager

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL LYNN BONTRAGER AND SHELLEY BONTRAGER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of October, 2021.

Notary Public
My Commission Expires: July 06, 2025

KIRKLAND T. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JULY 06, 2025