QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 780808 DEEDQC
12/28/2021 03:45:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211228-0170781

B-SH-21-2022B

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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 22nd DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2022B Herman Street, LLC	**New Owner**	
(NAME) **311 WHITELEY ST**	(NAME)	**092-07-0R-002.00-CO**
(ADDRESS) **ARROYO GRANDE, CA 93421**	(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, **CLAYTON M. BEWLEY AND JIMELA M. BEWLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2022B HERMAN STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their 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 Unit No. B as established in Declaration of Covenants, Conditions, and Restrictions for Herman Street Townhomes, a horizontal property regime with private elements of record in Instrument No. 20201021-0122453,in the Register's Office for Davidson County, Tennessee with plat attached as Exhibit A-1, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to David L. Manis and Joe Groves, as Tenants in common by Warranty deed from Deborah A. Ellison, unmarried of record in Instrument No. 20190528-0050026 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 28, 2019. (Value or consideration as shown in aforementioned deed $68,000.00.)

Being a portion of the same property conveyed to Two E's Development LLC, a Tennessee limitd liability company by Warranty deed from David L. Manis, married and Joe Groves, married of record in Instrument No. 20200701-0071564 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 01, 2020. (Value or consideration as shown in aforementioned deed $160,000.00.) Being also known as 2022B Herman Street Nashville, TN 37208.

Being the same property conveyed to Clayton M. Bewley and Jimela M. Bewley, husband and wife of record in 20211228-0170799, Register's Office for Davidson, Tennessee.

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: **2022B Herman Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 22 day of December, 2021.

Clayton M. Bewley

Clayton M. Bewley

Jimela M. Bewley

Jimela M. Bewley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON M. BEWLEY AND JIMELA M. BEWLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212