QUITCLAIM DEED

Karen Johnsor Davidson County
Batch# 786955 DEEDQC
01/11/2022 09:41:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220111-0003208

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
801 44th Ave N, LLC (NAME)	**NEW OWNER** (NAME)	**091120054.00**
801 44th Ave North Nashville, Tennessee 37209-2355 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the **10th** day of **JANUARY, 2022**, the undersigned, **BRANDON R. STINSON, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **801 44th AVE N, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in the **DAVIDSON COUNTY, TENNESSEE,** and having a more commonly known address of **801 44th AVE NORTH, NASHVILLE, TENNESSEE 37209-2355** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1 on the Re-Subdivision (partition) of lots 301, 303, and 305 Block 42, Plan of No. 1, West Nashville of record in Instrument No. 20120613-0051937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brandon R. Stinson, by Warranty Deed from Toni J. Rothfuss, dated the 31st day of December, 2012, and recorded on the 4th day of January, 2013, as Instrument Number 20130104-0001485, of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of January, 2022.

GRANTOR: BRANDON R. STINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRANDON R. STINSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of January, 2022.

Notary Public

3/7/2023
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY