Karen Johnson Davidson County
Batch# 796196 DEEDQC
01/27/2022 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220127-0009818

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of creating a separate tax parcel, **Ashland Rentals, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashland Rentals, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors and assigns. A certain tract or parcel of land being the same property conveyed to Ashland Rentals, LLC., of record as Document No. 20220111-0003693 in the Register's Office for Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Lot No. 1408 of Block No. 22 on Plan No. 2, West Nashville, as of record in Plat Book 57, Page 172, in the Register's Office for the said County.

Said Lot No. 1408 fronts 25 feet, more or less, on the Southerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Ashland Rentals, LLC, a Tennessee Limited Liability Company, by Warranty deed from Bruce Peery, married, of record in Instrument No. 20220111-0003693 Register's Office for Davidson County, Tennessee.

Being also known as 5505 Louisiana Ave Nashville, Tennessee 37209.

IN WITNESS WHEREOF, we have hereunto set out hands on this 13 day of January, 2022.

Ashland Rentals, LLC

Steve Reigle, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument on behalf of said company for the purposes therein contained in his capacity as Member of Ashland Rentals, LLC.

Witness my hand and seal this 13 day of January, 2022.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Ashland Rentals, LLC 290 Ed Harris Road Ashland City, TN 37015	New Owner	Davidson County 091-06-0-340.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 13 day of January, 2022.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 1/13/22.

Date

Emily Manno

Affiant Signature

1/13/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of January, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON