Karen Johnson Davidson County
Batch# 819316 DEEDQC
03/10/2022 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0028001

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Music City Rental Holdings, LLC 1320 Stratford Avenue Nashville, TN 37206	New Owner	059-09-0-167.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Barbara C. Weiss, a married woman***, by these presents does hereby quitclaim and convey unto **Music City Rental Holdings, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Haynes Park Subdivision, Section 3 of record in Plat Book 4460, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 233 fronts 71 feet on the Northerly side of Kings Lane and runs back between lines 352.71 feet on the Easterly side and 357.41 feet on the Westerly side, to a line in the rear, on which it measures 103.70 feet thereon.

Being the same property conveyed to W. Wright and Co., LLC, a Tennessee limited liability company by Warranty deed from Courtenay Frances Bray, unmarried of record in Instrument No. 20170517-0048764 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 17, 2017 and Scriveners Affidavit recorded on August 24, 2020 in Instrument No: 20200824-0095654.

Being the same property conveyed to Onedajoy, LLC, a Florida Limited Liability Company by Warranty deed from W. Wright & Co., LLC of record in Instrument No. 20201020-0122327 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 20, 2020.

Being the same property conveyed to Barbara C. Weiss, a married woman, his/her/heirs, successors and assigns by Quitclaim deed from Onedajoy, LLC, a Florida Limited Liability Company of record in Instrument No. 20210512-0063960 Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on May 12, 2021.

**This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 3300 Kings Lane, Nashville, Tennessee 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of February, 2022.

Affiant

My commission expires:

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 16th day of February, 2022.

Barbara C. Weiss

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Barbara C. Weiss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of February, 2022.

Notary Public

My Commission Expires: Feb 24, 2024

Vladimir Gonzalez
Comm. #GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/02/2022 ____ (date of document).

Affiant Signature

03/02/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025