QUITCLAIM DEED

WITHOUT BENEFIT OF TITLE THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Ottinger Law Group, PLLC 3835 Cleghorn Ave., Ste 250 Nashville, TN 37215 Attn: Talbott Ottinger	The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 7th day of March, 2022. Notary Public My commission expires: 1-3-2023
Karen Johnson Davidson County Batch# 825686 DEEDQC 03/21/2022 01:25:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20220321-0032296	

Address of New Owner(s):	**Send Tax Bills to:**	**Map & Parcel:**
Christopher Dawson 511 Park Hill Drive Nashville, TN 37205	New Owner	083-14-0-023.00

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the Grantees and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RED RIVER INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto **CHRISTOPHER DAWSON** ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A hereto and incorporated herein (the "Property").

The Property is improved located at **1917 Holly Street, Nashville, Tennessee 37206**.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed to be effective for all purposes as of the 7th day of March, 2022.

GRANTOR:

RED RIVER INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____
Name: Christopher Dawson
Its: Managing Member

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and for the state and county aforementioned, personally appeared Christopher Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of **Red River Investments, LLC**, and that such person acting as the Managing Member executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this March 7th, 2022.

_____
Notary Signature

My Commission Expires: 1-3-2023

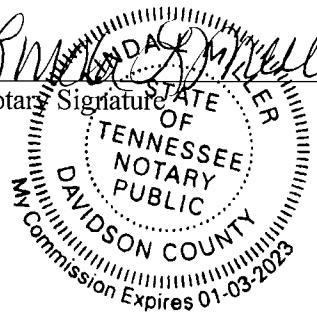


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled the Plan of Richardson Place, of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RED RIVER INVESTMENTS, LLC, by Warranty Deed from LACEY HOUGHLAND, of record in Instrument No. 20121211-0114253, dated December 7, 2012, and of record with the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Talbott P. Ottinger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-3-2023

