# QUITCLAIM DEED

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

J-RT-16-917

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 30 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/24/2023

(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) |
|---|---|---|
| **Rightway Real Estate, LLC** | **New Owner** | |
| (NAME) | (NAME) | **92-5-214.00** |
| **P.O. Box 90584,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (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, **RIGHTWAY REAL ESTATE, LLC** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIGHTWAY REAL ESTATE, LLC** 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:

Being Lot No. 18 and the South 5 feet of Lot No. 19 of Block 29, on the Map of Fisk University Place, as of record in Book 421, Page 4 and 5, Register's Office for Davidson County, Tennessee. Said Lot and said part of said Lot adjoin and front 30 feet on the Westerly side of 32nd Avenue, North, formerly India Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Rightway Real Estate, LLC by deed from Alice Watkins, unmarried of record in Document Number 20160204-0011090, in the Register's Office of Davidson County, Tennessee.

*****Said property was erroneously added to Warranty Deed of record in Instrument No. 20200529-0055738, in the Register's Office of Davidson County, 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: **917 32nd Avenue North, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 833066 **DEEDQC**
04/01/2022 10:42:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220401-0037931

Witness my/our hand(s) this the 10 day of March, 2023.

Brian Watkins
Member & Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WATKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER AND AUTHORIZED AGENT of RIGHTWAY REAL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~2nd of February, 2016.~~ 13 March 2023

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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