THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 851455 DEEDQC
05/05/2022 03:12:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220505-0052194

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 4 day of May, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dana M. Olsen 4012 Clifton Ave Nashville, TN	New Owner	Map and Parcel No.: 091-08-0-324

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nashville Rentals, LLC, a Michigan Limited Liability Company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Dana M. Olsen, unmarried,** her heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being property located in Nashville, Davidson County, Tennessee, being originally described as Lot number 11 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville, (not of record) and being more particularly described as follows:

Commencing at an iron pipe (found) in the northerly right of way of Clifton Avenue (50' R.O.W) located at the southeast corner of the Mark Hughes Property also being Lot 13 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 degrees 14' 58" West, 59.81 feet to an iron pin (set) in said Clifton Avenue, this being the true point of beginning;

Thence with Clifton Avenue, North 83 degrees 39' 57" West 29.90 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 degree 16' 00" West, 134.82 feet to an iron pin, (set) in the Southerly right of way of an unimproved alley (#1205);

Thence with alley, North 87 degrees 25' 31" East, 29.65 feet to an iron pin (set);

Thence, leaving said alley, South 01 degree 16' 00" East, 139.46 feet to the point of beginning, containing 4065.08 Sq. Feet or 0.093 acres.

According to a survey by Jeffrey A. Leopard, TN RLS 2515, dated September 7, 2016

Being the same property conveyed to Nashville Rentals, LLC, a Michigan Limited Liability Company by Warranty Deed from Infinium Builders, LLC a Tennessee Limited Liability Company, dated July 23, 2018 and recorded on July 23, 2018 in Instrument No. 20180723-0071652, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that it is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2022.

Nashville Rentals, LLC

Dana Olsen authorized member

By: Dana M. Olsen, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Dana M. Olsen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an authorized member (or other officer authorized to execute the instrument) of **Nashville Rentals, LLC, a Michigan Limited Liability Company,** the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand, at Office, this 4th day of May, 2022.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/24