This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16205-MC

Karen Johnson Davidson County
Batch# 865635 DEEDQC
06/01/2022 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220601-0063234

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 26th day of May, 2022.

Notary Public
My Commission Expires: 11-6-25

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John McLaughlin and Christopher Burke P.O. Box 128164 Nashville, TN 37212	New Owner	069 16 0 030.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **John McLaughlin, a married man and Christopher Burke, a married man** ("Grantor") do hereby quitclaim and convey unto **Steady State Properties LLC, a Tennessee limited liability company** ("Grantee"), its heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being a lot 50 feet front on the Westerly side of Manchester Avenue and running back between parallel lines 150 feet to a dead line, on which there is a house known as No. 2011 Manchester Avenue. Said lot is bounded on the North by the property of H. L. Gunter and wife, and on the South by property known as J. R. Rottro, and wife.

Being the same property conveyed to John McLaughlin, a married man and Christopher Burke, a married man, as tenants in common, by Warranty Deed from Brittany L. Holljes, an unmarried woman, of record in Instrument No. 20220413-0042843, in the Register's Office of Davidson County, Tennessee, dated March 29, 2022, and recorded on April 13, 2022.

This is improved property located at: **2011 Manchester Avenue, Nashville, TN 37218**

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF EITHER GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2022.

GRANTOR:

John McLaughin

~~Christopher~~ Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John McLaughlin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Burke, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/26/22 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date:

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 26 **day of** May, 2022.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

  RACHEL MARIE COLLINS
  STATE OF TENNESSEE NOTARY PUBLIC
  COUNTY OF CHEATHAM