Karen Johnson Davidson County
Batch# 878707 DEEDQC
06/27/2022 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0073196

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kevin M. Gates** ("Grantor"), **a single person**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Nashvillemusikrentals LLC,** (Grantee), a Tennessee limited liability company, all of his rights, title, and interests in the following described real property, to wit:

**A certain townhome located in Davidson County, Tennessee, being Unit 4, The Heritage at Jefferson Townhomes, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Heritage at Jefferson Townhomes of record in Instrument Number 20161202-0126840, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.**

**Being the same property conveyed to Kevin M. Gates, by virtue of that certain Warranty Deed dated October 5, 2020, and being of record at Instrument No. 20201006-0115549 in the Register's Office of Davidson County, Tennessee.**

**FOR INFORMATION PURPOSES ONLY: 2410 Meharry Blvd. #14, Nashville, TN 37208**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

IN TESTIMONY WHEREOF I have executed this instrument the 22 day of **June, 2022.**

**Kevin M. Gates**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Kevin M. Gates**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of **June, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 22 day of **June, 2022.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/08/2022

PROPERTY ADDRESS: **2410 Meharry Blvd Unit 14**
**Nashville, TN 37208**

TAX PARCEL NO.: **092020F00400CO**

PROPERTY OWNER: **Nashvillemusikrentals LLC**
OWNER'S ADDRESS: **2410 Meharry Blvd. #14, Nashville, TN 37208**

MAIL TAX BILLS TO: **Nashvillemusikrentals LLC**
**2410 Meharry Blvd. #14, Nashville, TN 37208**

**Certificate of Authenticity**

I, Cari Allen, 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 6-22-22.

Cari Allen
Affiant Signature

6-22-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of June, 2022.

Jacqueline L Brown
Notary's Signature

(Notary Seal)

JACQUELINE L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25