# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 897083 DEEDQC
08/01/2022 03:06:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220801-0087504

LF-QCD-22-400

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

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 29 DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 10/27/2023

(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) |
|---|---|---|
| **WJM Investments, LLC** | **NEW OWNER** | |
| (NAME) **400 36th Avenue N,** | (NAME) | **092 09 3 E 001 00 CO** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) | |
| (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, **JEREMY MILOS, an unmarried man, AND KENNETH HALTERS, a married man,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WJM INVESTMENTS, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041368, and amended in Instrument No. 20190207-0011617, and in Instrument No. 20190521-0047858, and Attorney's Certificate of record in Instrument No. 20190610-0055489, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 36th Avenue North Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20170427-0041368, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jeremy Milose and Kenneth Halters by Warranty Deed of record in Instrument Number 20190808-0079191, Register's Office for Davidson County, Tennessee.

The said property was not a primary residence for the grantors.

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: **400 36th Avenue N, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 29 day of July, 2022.

Jeremy Milose

Kenneth Halters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY MILOSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of July, 2022

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH HALTERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of July 2022.

Notary Public
My Commission Expires: 10/2/2023
(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