QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 905896 DEEDQC
08/19/2022 04:36:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220819-0094198

STATE OF TENNESSEE
COUNTY OF SUMNER

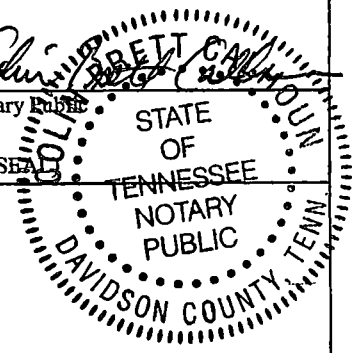
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY

Warranty Title LLC dba Warranty Title Insurance Co.
120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madlen, LLC	Same	
(NAME) 146 Bella Vista Dr.	(NAME)	70-1-88
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jon Peeler and wife, Vickie Peeler, hereinafter called the GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **Madlen, LLC, a Tennessee Limited Liability Company**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 2 as shown on the map entitled Re-Subdivision of Lots 42 and 43, Treppard Heights, Section Eleven, of record in Book 3842, page 26 and revised in Book 5190, page 338, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jon Peeler and wife, Vickie Peeler by Warranty Deed from Music City Monopoly Company, LLC, dated August 15, 2022 and filed of record in Instrument No. 20220819-0093896, Register's Office for Davidson County, Tennessee.

Unimproved

This is improved X property, known as 3238-3240 West Hamilton Avenue, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this _____ day of August, 2022.

Jon Peeler

Vickie Peeler

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Jon Peeler and wife, Vickie Peeler**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2022.

Notary Public

COLIN BRETT CALHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
03/03/2026