Karen Johnson Davidson County
Batch# 908961 DEEDQC
08/26/2022 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220826-0096665

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, **KEA Properties, LLC, a Limited Liability Company** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Elliot Rushing, a single man** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Being Lot No. 3 on the Plan of Ira D. Kennedy's tract, as of record in Book 3842, Page 200, Register's Office for Davidson County, Tennessee.

Said lot fronts 167.95 feet on the easterly side of Hydes Ferry Road and extends back 236.42 feet on the northerly line and 153.20 feet on the southerly line to a dead line and measures 206.49 feet thereon, said line being a broken line.

Being the same property conveyed to KEA Properties, LLC, a Tennessee Limitied Liability Company, by virtue of that certain Warranty Deed dated January 31, 2022, and being of record at Instrument No. 20220214-0016848 in the Register's Office of Davidson County, Tennessee.

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/we have executed this instrument the 22 day of **August, 2022.**

KEA Properties, LLC

Chief Executive Manager

By: Elliott Rushing, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, a Notary Public of said County and State, personally appeared Elliot Rushing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Manager of KEA Properties, LLC, a Limited Liability Company and that he as such Chief Executive Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Executive Manager.

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

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
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**.

Jaqueline Sanchez
AFFIANT

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

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**3716 Hydes Ferry Rd.** **Nashville, TN 37228**
TAX PARCEL NO.:	**069-16-0-092.01**
PROPERTY OWNER:	**Elliot Rushing**
OWNER'S ADDRESS:	**P.O. Box 280863** **Nashville, TN 37228**
MAIL TAX BILLS TO:	**Elliot Rushing** **P.O. Box 280863** **Nashville, TN 37228**

Certificate of Authenticity

I, Holly Mason, 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 8/22/22.

Affiant Signature

8/22/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25