Name and Address of New Owner:
Ashland Rentals LLC
290 Ed Harris Rd.
Ashland City, TN 37015

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 919518 DEEDQC
09/21/2022 09:42:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220921-0104851

This Instrument Prepared By:
Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 091-11-0-276.00

QUITCLAIM DEED
For Express Purpose of Re-establishing prior lot lines

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashland Rentals, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Ashland Rentals, LLC, a Tennessee limited liability company,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

Tract I:

Land in Davidson County, Tennessee, being Lots No. 816, of Block No. 123 in Plan 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for Said County.

Said Lot No. 816 front 25 feet on the Southerly side of Georgia Avenue, and runs back between parallel lines 150 feet to an alley, with the eastern boundary running alongside the Westerly margin of an alley.

Being a portion of the same property conveyed to Ashland Rentals, LLC, a Tennessee limited liability company, by Warranty Deed from Gary L. Bryant, unmarried, dated 2/18/2022, recorded 2/22/22, and appearing of record at Instrument No. 20220222-0019739, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lots No. 818, of Block No. 123 in Plan 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for Said County.

Said Lot No. 818 fronts 25 feet on the Southerly side of Georgia Avenue, and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Ashland Rentals, LLC, a Tennessee limited liability company, by Warranty Deed from Gary L. Bryant, unmarried, dated 2/18/2022, recorded 2/22/22, and appearing of record at Instrument No. 20220222-0019739, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 19th day of September, 2022.

Ashland Rentals, LLC

_____(SEAL)

By: Steven D. Reigle, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, GLENDA SANDLIN of the state and county mentioned, personally appeared Steven D. Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of Ashland Rentals LLC, the within named bargainor, a Limited Liability Company, and that such Steven D. Reigle as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

Witness my hand and seal, at office in Ashland City, Tennessee this 19 day of Sept., 2022.

Glenda Sandlin
Notary Signature

My commission expires: 1-12-2026

GLENDA SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 1-12-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of September, 2022.

Notary Signature
My commission expires: 1-12-2026

GLENDA A. SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1-12-2026