Karen Johnson Davidson County
Batch# 937002 DEEDQC
11/02/2022 02:41:57 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221102-0118484

This instrument prepared by:

Steve F. Wood
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
R. Manuel Rentals Attn: Ryan Moses, Manager 7337 Cockrill Bend Blvd. Nashville, TN 37209	Same
Map 103-03-0 Parcel 08100	

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, we, Ryan Moses and Katherine Moses (each and collectively, the "Grantor"), do hereby quitclaim and convey unto R. Manuel Rentals, a Tennessee general partnership (the "Grantee"), and its successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land described in Exhibit A attached hereto and made a part hereof (the "Property").

This is improved Property known as 5202 Wyoming Ave., Nashville, Tennessee 37209.

This is not the principal place of residence of either Grantor.

This quitclaim and conveyance of the Property is made pursuant to the Grantors' contribution of the Property as a capital contribution to the Grantee upon the Grantee's formation on March 26, 2021.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of November, 2022.

Ryan Moses

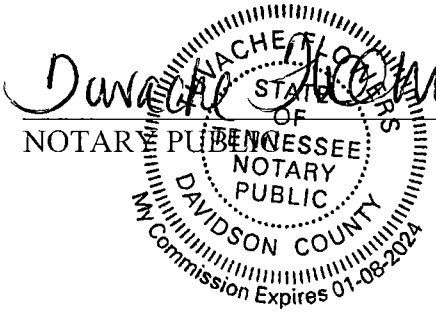
Katherine Moses

[notary page follows]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ryan Moses, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 2022.

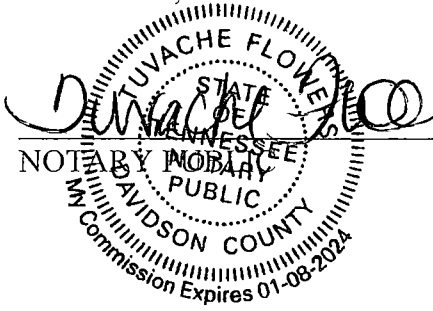


NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 2nd day of November, 2022.



NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Ryan Moses, AFFIANT

Subscribed and sworn to before me this 2nd day of November, 2022.

NOTARY PUBLIC

My Commission Expires:
Jan 8. 2024

NATALIE FLOWERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the plan of Dickens Subdivision, as of record in Book 3300, Page 24, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 50 feet on the Northerly side of Wyoming Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ryan Moses and Katherine Moses by deed from Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee, of record as Instrument No. 20110721-0056067, Register's Office for Davidson County, Tennessee.