Karen Johnson Davidson County
Batch# 937002 DEEDQC
11/02/2022 02:41:57 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221102-0118486

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 103-09-0 Parcel 05300	

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, we, Manuel B. Russ and Marissa Russ, husband and wife (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 819 Kendall Drive, Nashville, Tennessee 37209.

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

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

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.

Marissa Russ joins in execution hereof to quitclaim and convey such right, title, and interest, if any, in the Property that she may have by virtue of her marriage to Manuel B. Russ.

[signature page follows]

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

Manuel B. Russ

Marissa Russ

[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, Manuel B. Russ, 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

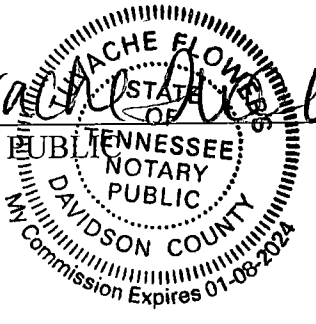


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marissa Russ, 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.

Manuel B. Russ, AFFIANT

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

NOTARY PUBLIC

My Commission Expires:
Jan 8. 2024

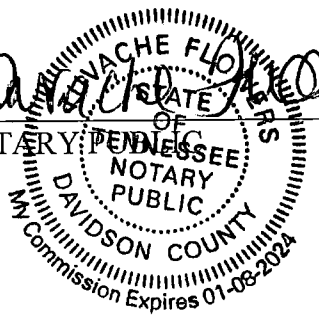


Exhibit A

Land in Davidson County, Tennessee, being Lot No. 52-A and the southerly 5 feet of Lot No. 52, on the Plan of Section 4, Brookside Court, Addition 4, of record in Book 2083, Page 59, and amended in Book 2271, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 52-A and the southerly 5 feet of Lot No. 52 adjoin and front together 105 feet on the westerly side of Kendall Drive and run back 132.3 feet on the southerly line and 137 feet more or less on the northerly line to a dead line measuring 103.6 feet thereon.

Being the same property conveyed to Manuel B. Russ, a married man, by deed from Dennis Mueller, unmarried, of record as Instrument No. 20141124-0107747, Register's Office for Davidson County, Tennessee.