Karen Johnson Davidson County
Batch# 937002 DEEDQC
11/02/2022 02:41:57 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221102-0118488

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 092-13-0 Parcel 16800	

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 3520 Elkins 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.

Manuel B. Russ

Marissa Russ

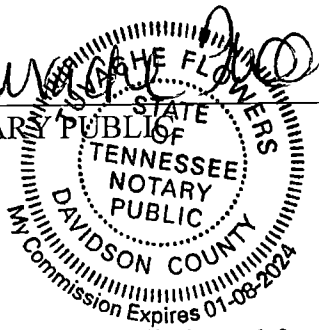
[notary page follows]

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

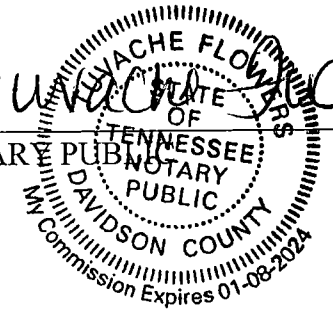


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING ALL OF LOT NO. 11 OF BLOCK 17 ON THE MAP OF CHARLOTTE PARK COMPANY'S 2ND ADDITION TO NASHVILLE AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. SAID LOT FRONTS 50.0 FEET ON THE NORTHERLY SIDE OF ELKINS AVENUE, FORMERLY SECOND AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

Being the same property conveyed to Manuel B. Russ and Marissa Russ, Husband and Wife, by deed from Fannie Mae AKA Federal National Mortgage Association, of record as Instrument No. 20120608-0050416, Register's Office for Davidson County, Tennessee.