Karen Johnson Davidson County
Batch# 952183 DEEDQC
12/15/2022 01:41:06 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221215-0130067

prepared by:

Name and Address of New Owner:	Send tax bills to:	Tax Parcel Numbers:
Dug Hollow, LLC 2301 St Joseph Rd Vestavia, Alabama 35243	Same.	082 07 0 290.00 and 082 07 0 291.00
		Cross Reference To: Bath # 628958 05/05/2021

TENNESSEE QUIT CLAIM DEED DEED

KNOW ALL MEN BY THESE PRESENTS that **ROONEY RENTALS, LLC**, an Alabama limited liability company ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to **DUG HOLLOW, LLC**, an Alabama limited liability company (hereinafter known as the "Grantee") all the rights, title, interest and claim in or to the following described real estate, situated in Davidson County, Tennessee to wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

~~TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first part, either in law or equity, to the only proper use, benefit and behoof of the said second part forever.~~ VFG

The consideration to Grantor for this conveyance is limited liability company membership interest in Grantee. The transfer of the property hereby affected constitutes a contribution to Grantee under Section 721 (a) of the Internal Revenue Code, and no gain or loss is recognized by either Grantor or Grantee.

[Signatures on next page.]

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the 4th day of August, 2022.

GRANTOR:

ROONEY RENTALS, LLC,
an Alabama limited liability company

By: Victor F. Gootee
Name: Victor F Gootee
Title: Manager

(COMPANY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Victor Gootee, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Manager of Rooney Rentals, LLC, the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Rooney Rentals, LLC, in his official capacity.

WITNESS my hand and seal at office this 4 day of August, 2022.

Douglas R. Sipes
Notary Public

My Commission Expires: Douglas R. Sipes ~~Commission~~ Expires March 03, 2025
[Affix Notary Seal]

Douglas R. Sipes
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF Tennessee
COUNTY OF Davidson

I hereby affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated section 67-4-409.

Vict Z Boots
Affiant

Sworn to and subscribed before me
this 4th day of August, 2020.

Doug R Sipes
Notary Public
My Commission Expires: Douglas R. Sipes Commission Expires March 03, 2025

[Affix Notary Seal]

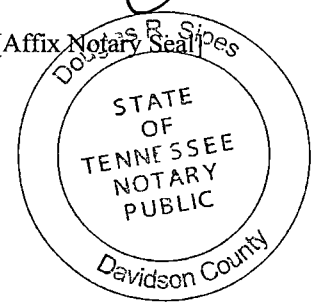


EXHIBIT A

Legal Description of the Property

Property 1:

The southerly 33-1/3 feet of lot No. 46 on the Plan of V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in book 57, page 25 Register's Office for said County.

Said part of lot No. 46 fronts 33-1/3 feet on the westerly side of Stockell, formerly Van Sinderin, Street, and runs back between parallel lines 174 – ¼ feet to an alley.

Being the same property conveyed to William Taylor Underwood by Quit Claim Deed dated March 11, 1952 from Joseph Earl Hall, recorded May 7, 1952, in Book 2045, Page 351, in the Official Records of Davidson County, Tennessee. Being the same property conveyed to William Taylor Underwood by Quit Claim Deed dated April 23, 1952 from William B. Hall, recorded May 7. 1952, in Book 2045, Page 352, in the Official Records of Davidson County, Tennessee. Being the same property conveyed to William Taylor Underwood by Quit Claim Deed dated April 23, 1952 from Bertha Taylor Underwood, recorded May 7, 1952, in Book 2045, Page 367, in the Official Records of Davidson, Tennessee. Being the same property conveyed to William Taylor Underwood by Quit Claim Deed dated April 11, 1952 from James Joseph Underwood, recorded May 7, 1952, in Book 2045, Page 368, in the Official Records of Davidson County, Tennessee. The said William Taylor Underwood has since died intestate on 11/03/1998 leaving Elizabeth Underwood, his spouse, and two daughters, Mary J. Underwood and Sue T. Underwood, as his only three heirs as evidenced by Affidavit of Heirship of record in Instrument No. 20210430-0058166, said Register's Office. The said Elizabeth Underwood has since died intestate on 02/21/2002, leaving her two daughters Mary J. Underwood and Sue T. Underwood, as her only heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 2021043-0058167, said Register's Office. The said Mary J. Underwood had since died intestate on 03/24/2002, leaving no spouse and no children. Her parents previously deceased her as evidenced above. Mary's only heir at law is her sister, Sue T. Underwood, as evidenced by Affidavit of Heirship of record in Instrument No 20210430-0058168, said Register's Office.

The property then being conveyed to Rooney Rentals, LLC by Warranty Deed dated April 26th 2021 and record May 5th, 2021 as ~~Batch # 628958~~ in the Official Records of Davidson County, Tennessee. 20210505-0059893

VFG

Property 2:

Being the southerly 16 – 2/3 feet of lot No. 45 and the northerly 16-2/3 feet of Lot No. 46 on the map of

Dr. V.S. Lindsley's addition, as of record in Book 57, Page 25, Register's Office for said County.

Said Part of Lot No. 45 fronts 33 1/3 feet on the westerly side of Stockell St. and runs between parallel lines 174 – ¼ feet to an alley.

Being the same property conveyed to Mary J. Underwood and Sue T. Underwood by Deed dated February 4, 1991 from Willard Eugen Bolin, recorded February 5, 1991, in Book 8287, Page 621, in the Official Records of Davidson County, Tennessee. The said Mary J. Underwood has since died intestate on 03/24/2002, leaving no spouse and no children. Her parents previously deceased her as evidenced above. Mary's only heir at law is her sister, Sue T. Underwood, as evidenced by Affidavit of Heirship of record in Instrument No. 20810430-0058168, said Register's Office.

The property then being conveyed to Rooney Rentals, LLC by Warranty Deed dated April 26th 2021 and record May 5th, 2021 as ~~Batch # 628958~~ in the Official Records of Davidson County, Tennessee. 20210505-0059893

VFC