Karen Johnson Davidson County
Batch# 977696 DEEDQC
03/07/2023 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230307-0016276

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Sumner

The actual consideration of $0.00.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Affiant

Subscribed and sworn to before
me this 6 day of March, 2023.

Notary
Commission Expires: 10/23/23

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rohde Rental Properties, LLC 100 Shields Lane Madison, TN 37115	NEW OWNER	091-08-0W-002.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **LUCAS ROHDE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **ROHDE RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit B of The Homes at 1018 40th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 1018 40th Avenue North of record in Instrument No. 20190626-0061805, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter

established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Nearside Profit Sharing Plan, a Trust by Substitute Trustee's Deed from Charles A. Leach, Substitute Trustee of record in Instrument No. 20040617-0071758 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 17, 2004.

See also Decree for Redemption from Clerk and Master of record in Instrument No. 20080620-0063605, Register's Office for Davidson County, Tennessee.

Order for Appointment of Trustee to act in Ward's Stead recorded on March 01, 2019, in Instrument No. 20190301-0018809, Register's Office for Davidson County, Tennessee.

Order on Verified Petition to Sell Property recorded on March 01, 2019, in Instrument No. 20190301-0018810, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jackson Builders, LLC, a Tennessee Limited Liability Company, a fifty percent (50%) undivided interest and to 4M Capital, LLC, a Nevada Limited Liability Company, a fifty percent (50%) undivided interest by Warranty Deed from George Wesley Holder III, Trustee of Full Service Restoration Inc., Money Purchase Pension Plan Successor to Nearside Profit Sharing Plan of record in Instrument No. 20190301-0018811 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 01, 2019.

Being a portion of the same property conveyed to 1018 40th Ave N, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jackson Builders, LLC, a Tennessee Limited Liability Company and 4M Capital, LLC, a Nevada Limited Liability Company of record in Instrument No. 20190723-0072338 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 23, 2019.

Being the same property conveyed to Lucas Rohde, an unmarried man, by Warranty deed from 1018 4th Avenue N, LLC, a Tennessee limited liability company, of record in Instrument No. 20201112-0133628, Register's Office for Davidson County, Tennessee, dated November 11, 2020 and recorded on Nuvember 12, 2020.

For information purposes only: 1018 B 40th Avenue North, Nashville, TN 37209

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, 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.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 6 day of March, 2023.

Lucas Rohde

Lucas Rohde

State of Tennessee)
County of Sumner)

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

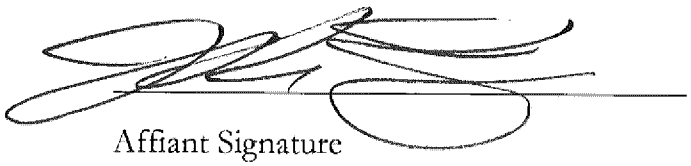
Witness my hand and official seal this 6 day of March, 2023.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 10/23/23

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/6/2023.



Affiant Signature

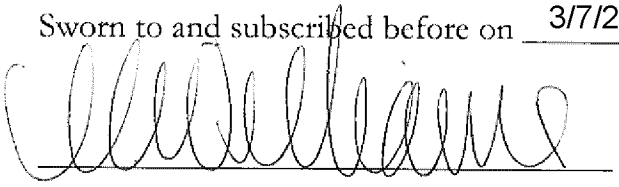
3/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/7/2023.



Notary Public

My Commission Expires: 5.23.23

