QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES (AFFIX

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9 20-2025

LR-FNB-23-518A-B

Karen Johnson Davidson County
Batch# 989723 DEEDQC
04/10/2023 09 15 58 AM 2 pgs
Fees $12 00 Taxes $0 00

20230410-0025518

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Nathan/Dale Stoops Real Estate, LLC	NEW OWNER	
(NAME)	(NAME)	090-16-0-117 00
657 Mercer Drive,		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEXT GENERATION NASHVILLE, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NATHAN/DALE STOOPS REAL ESTATE, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No Unit A and Unit B on the Plan of Homes at 518 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20220916-0103407, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Timothy Michael Rodgers and Angela Dawn Rodgers, husband and wife by Warranty deed from Donna Wofford, DeLisa Rainey, Laquaita Pendergraff DeMoss, Howard Russell Pendergraff, Rita Jo Pendergraff Morrow, devisees under the Last Will and Testament of Archie Hicks Pendergraff, deceased, Tiffany Pendergraff White, Shannon Pendergraff Byrd and Amber Pendergraff Bradenburg, heirs-at-law of Darrell Pendergraff, deceased, of record in Instrument No 20181116-0113028 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 16, 2018

Being the same property conveyed to Next Generation Nashville, LLC, by Warranty Deed from Timothy Michael Rodgers and Angela Dawn Rodgers, husband and wife, dated June 27, 2022 and recorded June 29, 2022 in Instrument No 20220629-0075522, Register's Office of Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **518 Westboro Drive, Nashville, Tennessee 37209**

Witness my/our hand(s) this the 6 day of April, 2023

Next Generation Nashville, LLC

BY _____
Nathan Stoops
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Stoops, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Next Generation Nashville, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 6 day of April, 2023

_____
Notary Public

My Commission Expires

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212