Prepared By:
Kevin Gates

After Recording Return To
2410 Meharry Blvd , Unit 14
Nashville, Tennessee 37208

Karen Johnson Davidson County
Batch# 1001635 DEEDQC
05/10/2023 12 58 56 PM 4 pgs
Fees $22 00 Taxes $0 00
20230510-0034895

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 10, 2023 THE GRANTOR(S),

- Nashvillemusikrentals LLC, Kevin Gates, President

for and in consideration of: $1.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Kevin Gates, a single person, residing at 2410 Meharry Blvd , Unit 14, Nashville, Davidson County, Tennessee 37208

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*
Current source of title 20220627-0073196

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer between LLC and its members

Tax Parcel Number: 092020F00400CO

NEW OWNER:
Mail Tax Statements To:
Kevin Gates
2410 Meharry Blvd , Unit 14
Nashville, Tennessee 37208

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 5/10/23

Kevin Gates, President, on behalf of Nashvillemusikrentals LLC

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 10 day of May, 2023, before me personally appeared Kevin Gates, President, on behalf of Nashvillemusikrentals LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

ANDY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Relationship Banker
Title (and Rank)

My commission expires 09-02-2024

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant
Affiant's Name: Zachary Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
10 Day of May, 2023.
A. Hayes, Deputy Register

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

A certain townhome located in Davidson County, Tennessee, being Unit 4, The Heritage at Jefferson Townhomes, a Horizontal Property Regime 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 Heritage at Jefferson Townhomes of record in Instrument Number 20161202-0126840, 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 Kevin M. Gates, by virtue of that certain Warranty Deed dated October 5, 2020, and being of record at Instrument No. 20201006-0115549 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 2410 Meharry Blvd. #14, Nashville, TN 37208

Said property is conveyed subject to such limitations. restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.