Karen Johnson Davidson County
Batch# 1009900 DEEDQC
06/01/2023 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Prepared By and
After Recording Return To
J. Timothy Bak
21 E. State St.
Media, Pennsylvania
19063

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19th day May, 2023.

Notary Public

My commission expires: 5-2-25

Space Above This Line for Recorder's Use

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Tommy A. Conner 2817 West End Avenue # 126-455 Nashville, TN 37203-1453	New Owner	083-10-0-166.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ZERO DOLLARS ($0.00)** to the Grantor known as:

1615 Forrest LLC with a principal office address located at 2817 West End Ave., # 126-455, Nashville, Tennessee, 37203-1453

the undersigned hereby conveys and quitclaims to:

Tommy A. Conner, a married individual, residing at 2817 West End Ave., # 126-455, Nashville, Tennessee, 37203-1453. (hereinafter called the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in DAVIDSON COUNTY, TENNESSEE, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Lockeland, a Subdivision of the Chadwell Home Place of record in Plat Book 57, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 50 feet on the Northerly side of Forrest Avenue, formerly Woodard Street, and runs back between parallel lines 162.5 feet to an alley.

Being the same property conveyed to Tommy A. Conner, a married man, by Warranty Deed From Judy Twilley Allen, dated June 25, 2020, recorded July 6, 2020, in Instrument Number 20200706-0072498, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 1615 Forrest LLC by Quitclaim deed from Tommy A. Conner in Batch #785557, Document # 20220105-0002262, Register's Office for Davidson County, Tennessee, dated January 4, 2022 and recorded on January 5, 2022.

Being also known as 1615 Forrest Avenue Nashville, Tennessee 37206.

This conveyance is subject to any and all existing easements and restrictions of record

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Grantor's Signature 1615 Forrest LLC

By: _____

Tommy A. Conner, sole member Dated May 19 2023

Address: 2817 West End Ave., # 126-455, Nashville, Tennessee, 37203-1453

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

On May 19, 2023, before me, Nicole E. Lee, Notary Public, personally appeared **TOMMY A. CONNER**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

NICOLE E. LEE
Notary Public - California
Alameda County
Commission # 2380658
My Comm. Expires Oct 28, 2025

Map and Parcel: 083-10-0-166.00

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 1, 2023 (date of document).

Affiant Signature

June 1, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023