QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1017527 DEEDQC
06/21/2023 02 25 56 PM 2 pgs
Fees $12 00 Taxes $0 00

20230621-0047126

AJ-QCD-23-2197-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
RightProperties, LLC	**New Owner**	**105160B20400CO**
(NAME)	(NAME)	
837 Acklen Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TOM MUELLENBACH AND CONNIE MUELLENBACH, AS TO A 95% INTEREST, AND ANGELA WANG, AS TO A 5% INTEREST ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

RIGHTPROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEES")

ITS 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

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 204, BUILDING NO. B1, AS SPECIFIED ON THE PLAT SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, ON THE PLAN OF PARK AT MELROSE HEIGHTS, A CONDOMINIUM DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20140903-0080570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. REFERENCE IS HEREBY MADE TO THE PLAN OF PARK AT MELROSE HEIGHTS, A CONDOMINIUM DEVELOPMENT, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "D" TO THE DECLARATION OF RECORD IN INSTRUMENT NO. 20140903-0080570, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO TOM MUELLENBACH AND CONNIE MUELLENBACH, AS TO A 95% INTEREST, AND ANGELA WANG, AS TO A 5% INTEREST, BY WARRANTY DEED, FROM LEAH NEEDHAM, OF RECORD IN INSTRUMENT NO. 20221021-0114817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **2197 Nolensville Pike, Unit 204, Nashville, Tennessee, 37211.**

Witness our hands this the 20th day of June, 2023.

TOM MUELLENBACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TOM MUELLENBACH,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th day of June, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

Connie Muellenbach
CONNIE MUELLENBACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 20th day of June, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

ANGELA WANG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 20th day of June, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON