QUITCLAIM DEED

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

20230621-0047129

AJ-QCD-23-320-B3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Connie Muellenbach
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**	**133150A00900CO**
(NAME) **837 Acklen Ave**	(NAME)	
(ADDRESS) **Nashville, TN, 37203**	(ADDRESS)	
(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 ("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·

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B-3 OF PAGODA CONDOMINIUM, A CONDOMINIUM DEVELOPMENT 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 MASTER DEED ESTABLISHING PAGODA CONDOMINIUM OF RECORD IN BOOK 6111, PAGE 22, AS AMENDED IN BOOK 9445,PAGE 492 AND BOOK 10458, PAGE 936, 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 "A-2" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "A-1" TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO TOM MUELLENBACH AND CONNIE MUELLENBACH, HUSBAND AND WIFE, BY WARRANTY DEED FROM BENTON INVESTMENT GROUP, LLC PAGODA SERIES, A SERIES OF BENTON INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABLIITY COMPANY, EXECUTED ON 4/23/2018 AND FILED FOR RECORD 4/25/2018 AS INSTRUMENT NUMBER 20180425-0038775, 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: **320 Welch Road, Unit B-3, 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

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