Prepared By: Kevin Gates

After Recording Return To:
2410 Meharry blvd, Unit 14
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1023570 DEEDQC
07/07/2023 09:25:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230707-0051931

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 21, 2023 THE GRANTOR(S),

- Kevin Gates, a single person

for and in consideration of: $0.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Nashvillemusikrentals LLC, Kevin Gates, Owner, 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.

Tax Parcel Number: 092020F00400CO

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

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures: Kevin Gates
DATED: 7/5/23

Kevin Gates
2410 meharry blvd unit 14
Nashville, Tennessee, 37208

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 5 day of July, 2023, before me personally appeared Kevin Gates, 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.

Notary Public

Notary
Title (and Rank)

My commission expires 09/02/2024

ANDY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: Zachary Moore

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 5 day of July, 2023, before me personally appeared Zach Moore, 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.

Notary Public

Notary
Title (and Rank)

My commission expires 09/02/2024

ANDY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.