# QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ James City

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2023

Notary Public

4/30/2024

(AFFIX SEAL)

MARY S BONNIVIER
NOTARY PUBLIC
REG # 359729
MY COMMISSION EXPIRES
4/30/2024
COMMONWEALTH OF VIRGINIA

Y-GH-22-1605

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Caleb Howard** | **New Owner** | |
| (NAME) **1605 21st Ave. N.** | (NAME) | **081-11-0-141 00** |
| (ADDRESS) **Nashville, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KMRV PROPERTIES, LLC, A VIRGINIA LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CALEB HOWARD AKA JONATHAN CALEB HOWARD, SINGLE** hereinafter called the Grantee(s), its, 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

Land in Davidson County, Tennessee, being Lot No 37 on the Plan of Champions Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Caleb Howard aka Jonathan Caleb Howard, single, as to a 50% interest, and KMRV Properties, LLC, a Virginia limited liability company, as to a 50% interest, as tenants in common by deed from Growing Home, LLC, a Texas limited liability company of record in Instrument No 20220825-0096021, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1605 21st Ave N, Nashville, Tennessee 37208**

Karen Johnson Davidson County
Batch# 1043787 **DEEDQC**
08/29/2023 12 26 42 PM 2 pgs
Fees $12 00 Taxes $0 00

20230829-0067673

Witness my/our hand(s) this the 18 day of August, 2023

KMRV Properties, LLC

BY _____
Joseph M. Calkins
Managing Member

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ James City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M CALKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of KMRV PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 18 day of August, 2023

Notary Public
My Commission Expires 4/30/2024
(SEAL)

MARY S BONNIVILLE
NOTARY PUBLIC
REG # 359729
MY COMMISSION EXPIRES
4/30/2024
COMMONWEALTH OF VIRGINIA

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212