Karen Johnson Davidson County
Batch# 1048619 DEEDQC
09/11/2023 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230911-0071260

QUITCLAIM DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

JM-RB-23-717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Nelius Omar Ellis, unmarried, as to a 50% interest and Peace & Love, LLC, a Tennessee limited liability company, as to a 50% interest	**NEW OWNER**	
(NAME) **3553 Seasons Dr,**	(NAME)	**082-08-0-145-00**
(ADDRESS) **Antioch, TN 37013**	(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, **NELIUS OMAR ELLIS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NELIUS OMAR ELLIS, UNMARRIED, AS TO A 50% INTEREST AND PEACE & LOVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 50% INTEREST** hereinafter called the Grantee(s), his/her/its/their 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:

Land in Davidson County, Tennessee, being Lot No. 151, Block 2 on the Plan of Map of F. O. Beazley's McFerrin Addition to East Nashville of record in Plat Book 57, Page 136, 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. 151 fronts 50 feet on the Easterly side of North 9th Street and runs back between parallel lines 150 feet to an alley.

Land in Davidson County, Tennessee, being Lot No. 151, Block 2 on the Plan of Map of F. O. Beazley's McFerrin Addition to East Nashville of record in Plat Book 57, Page 136, 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. 151 fronts 50 feet on the Easterly side of North 9th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nelius Omar Ellis, married by Warranty Deed from Tera Dodson Broyles and husband, Kenyon Broyles of record in Instrument No. 20230803-0060073, Register's Office for Davidson County, Tennessee. The herein described property is not now nor ever has been a principal place of residence of the grantor herein.

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: **717 North 9th Street, Nashville, Tennessee 37206-3907**.

Witness my/our hand(s) this the 8 day of September, 2023.

Nelius Omar Ellis

Nelius Omar Ellis

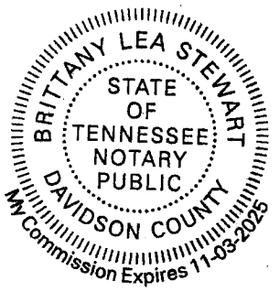
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELIUS OMAR ELLIS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2023.

Brittany Lea Stewart

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



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

I, Kara Wall, 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 9/8/23 (date of document).

Affiant Signature

Date 9/11/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025