QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-PB-20-1611

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 9 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 1-4-27
(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)
RLS HART LLC	**RLS HART LLC**	
(NAME) **1611 Electric Ave.,**	(NAME) **1504 Sevier Court**	**094-01-0-454.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(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, **RYAN L. SCHMIDT, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RLS HART LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 72 on the Plan of Shelby Village No Three of record in Plat Book 2083, Page 6, 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 RLS Investment Properties, LLC, an Ohio limited liability company by Warranty deed from Bravo Two, LLC, a Tennessee limited liability company of record in Instrument No 20141104-0101719 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 04, 2014

Being the same property conveyed to Ryan L Schmidt, unmarried by Quitclaim deed from RLS Investment Properties, LLC, an Ohio Limited Liability Company of record in Instrument No. 20170929-0100050 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 29, 2017.

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. **1611 Electric Ave., Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 1059053 **DEEDQC**
10/09/2023 02 46 22 PM 2 pgs
Fees $12 00 Taxes $0 00

20231009-0079366

Witness my/our hand(s) this the 9 day of October, 2023.

Ryan L Schmidt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN L SCHMIDT, 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 9 day of October, 2023.

Notary Public
My Commission Expires 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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