This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1087810 DEEDQC
01/03/2024 08:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000478

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Clay N. Kelton **310 Oakvale Drive** **Brentwood, TN 37027**	**105-07-0-175.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RAINS REAL ESTATE, LLC, a Tennessee Limited Liability Company**, whose address is P.O. Box 3641, Brentwood, Tennessee 37024, ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto **CLAY N. KELTON**, ("Grantee") his heirs, successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the 50 feet of the southerly 100 feet of the easterly half of Block "B" on the Plan of Hagan Merritt Lands, as of Record in Minute Book N, Page 421, County Court for said County.
>
> Being the same property conveyed to RAINS REAL ESTATE, LLC, a Tennessee Limited Liability Company, by deed from SOUTHGATE REAL ESTATE, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171129-0121950 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 111A Rains Avenue, Nashville, Davidson County, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature Page to Quitclaim Deed.]

In witness whereof, Grantor has caused this instrument to be dated and effective this 19 day of December, 2023.

GRANTOR:

RAINS REAL ESTATE, LLC, a Tennessee Limited Liability Company

By: _____
CLAY N. KELTON, Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **CLAY N. KELTON, Member of RAINS REAL ESTATE, LLC, a Tennessee limited liability company**, within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of December 2023.

_____
Notary Public

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

_____
Affiant

Subscribed and sworn to before me, this 19 day of December, 2023.

_____
NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 December 19, 2023 (date of document).

J.R.B.
Affiant Signature

12-19-23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of December, 2023

DiAnnLynn Keeton
Notary's Signature

My Commission Expires: 11-2-2026

