Karen Johnson
Batch # 1091674
01/22/2024 01:32:57 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240122-0003335

**Recordation Requested By/Return to:**
FIDELITY NATIONAL TITLE COMPANY
5400 MEADOWS ROAD, SUITE 100
LAKE OSWEGO, OR 97035
File No. 45142307833

**This Instrument Prepared By:**
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX NOTICES TO: | MAP PARCEL NUMBERS |
|---|---|---|
| GLOBAL PROPERTY RENTALS LLC | GLOBAL PROPERTY RENTALS LLC | 050-06-0-023.00 |
| PO BOX 147<br>HENDERSONVILLE , TN 37077 | PO BOX 147<br>HENDERSONVILLE , TN 37077 | |

Executed this 29 day of December 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MARC EDINBUGH, UNMARRIED AND MARTEE' BOWERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **GLOBAL PROPERTY RENTALS LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Certain real property situate in Davidson County, Tennessee and described as follows, to-wit:

Being Lot No. 71 on the Plan of Village By The Creek, Section 2, as shown on Plat of record in Plat Book 5200, Page 784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description thereof

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6291, Page 402, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Being the same premises conveyed to **MARC EDINBUGH, AN UNMARRIED MAN AND MARTEE' BOWERS, AN UNMARRIED WOMAN** from **KAS HOLDINGS, LLC** by Deed dated 11/13/2023, and recorded on June 30, 2021, as Instrument No. 20210630-0088067 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 3400 MOONLIGHT DR., NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

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.

Witness my hand this 27th day of December, 2023

MARC EDINBUGH

MARTEE' BOWERS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Marc Edinbugh and Martee' Bowers of the state and county mentioned, personally appeared **MARC EDINBUGH AND MARTEE' BOWERS,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

SHANNON BENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Shannon Benton
My Commission Expires: November 3, 2025

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 .

Global Property Rentals LLC
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 29th day of December, 20 23.

Shannon Benton
Notary Public
My commission expires: November 3, 2025

SHANNON BENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY