This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Manson Johnson Conner, PLLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.

Karen Johnson Davidson County
Batch# 1095265 DEEDQC
01/29/2024 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240129-0005964

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Manson Johnson Conner, PLLC. 1720 West End Ave, Suite 300 Nashville, TN 37203	ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0-. Affiant Subscribed and sworn to before me, this the 9th day of January, 2024. Notary Public
Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Clarence Summey Jr.	Velocity Commercial Capital, LLC	081-15-0-234.00
709 South Summerfield Dr. Madison TN 37115	30699 Russell Ranch Road, Suite 295 West Lake Village CA 91362	

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **Clarence Summey Jr.** hereinafter called "Grantor", does hereby transfer and convey unto **CLS Rental Properties, LLC** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:

Land in Davidson County, Tennessee, being the North One-half of Lot(s) 378, as shown on the map entitled Map of D. T. McGavock and Others Addition, of record as Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Said part of said lot fronts 50 feet on the East side of 17th Avenue North, and runs back between parallel lines along the South margin of Cockrill Street 170 feet to an alley in the rear.
Being the same property conveyed to CLARENCE SUMMEY, by deed from GAIL HUGHES, of record in Instrument No. 20150710-0067062, dated July 7, 2015, said Register's Office.

This is improved property known as 1522 17th Ave North, Nashville, TN 37209

Executed by our hands this the 9th Day of January, 2024.

Clarence Summey, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Before me, Andre Johnson, a notary for the above State and County, before me personally appeared Clarence Summey, Jr., to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 9th Day of January 2024

Notary Public

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 05/05/2025

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 January 9 2024

Name: **Jennifer Cole**
Title: **Authorized,Agent**
Date . January 17,2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on January 17,2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

