QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1096178 DEEDQC
01/31/2024 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Reese M. Abee	Same as Owner	082-16-0-126
(NAME) 615 3rd Ave. S	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AB Real Estate Services, LLC,** a Tennessee limited liability company (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Reese M. Abee, a married man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This is improved property located at 612 Russell Street, Tennessee 37206.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 30th day of January, 2024.

GRANTOR: AB Real Estate Services, LLC
a Tennessee limited liability company

Reese M. Abee, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Reese M. Abee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Reese M. Abee is President of AB Real Estate Services, LLC, a Tennessee limited liability company, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer/member/director.

WITNESS my hand, at office, this 30th day of January, 2024.

Notary Public

My Commission Expires: 10-26-25

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"

Description of the Property

Being Lot no. 67 in Henry Blood's Addition to Edgefield, now East Nashville, a plan of which is record in Plat Book 21 Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to AB Real Estate Services, LLC, a Tennessee limited liability company, from Reese M. Abee, an unmarried man, and Scott L. Abee, a married man, by Quit Claim Deed dated December 15, 2021 and of record in Instrument No. 20220103-0000726, Davidson County, Tennessee Register of Deeds.

TRUE COPY CERTIFICATION

I, , 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 January 30, 2024.

Hunter B. Thrasher
Date: January 30, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of January, 2024 personally appeared before me, a notary public for the State aforesaid Hunter B. Thrasher, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025