Karen Johnson Davidson County
Batch# 1100556 DEEDQC
02/13/2024 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240213-0009944

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Robertson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of Feb, 2024

Notary Public

My Commission expires 12/21/27

JOSHUA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Roedel Rental Portfolio, LLC
107 Misty Way,
Hendersonville, TN 37075

SEND TAX BILLS TO:
Roedel Rental Portfolio, LLC
107 Misty Way,
Hendersonville, TN 37075
MAP AND PARCEL NUMBER: 08302028100

QUITCLAIM DEED
24NT00040

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

BEC Innovations, LLC

By these presents do remise, release and **QUITCLAIM** unto

Rodel Rental Portfolio, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Matthews Place, as of record in Book 1424, Page 61, Register's Office for said County.
Said Lot No. 6 runs 60 feet on the west side of Matthews Place and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to James P. Holt and Debra J. Holt, husband and wife, by warranty deed from Donald W. Shockney and Neita J. Estes dated December 22, 1999, and of record in Instrument No. 199912230306706, in the Register's Office for Davidson County, Tennessee. James P. Holt and Debra J. Holt remained married until her death on November 28, 2005 whereby the property vested in James P. Holt as the surviving Tenant by the entirety.

Being the same property conveyed to Stephen C. Holt as residuary devisee under the last will and testament of James P. Holt, probated in the Davidson County Probate court case No. 22P1044, further evidenced by executors Quit Claim deed dated March 14, 2023 and of record March 22, 2023 in Instrument No. 20230322-0020588, in the Register's Office for Davidson County, Tennessee.

Cody Roedel, Member, Roedel Rental Portfolio, LLC

State of Tennessee }
County of Robertson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Cody Roedel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be president (or other officer authorized to execute the instrument) of **Roedel Rental Portfolio, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of Feb, 2024.

Notary Public

My commission expires: 12/21/27

JOSHUA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Cody Roedel, Member, BEC Innovations, LLC

State of Tennessee }
County of Robertson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Cody Roedel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be president (or other officer authorized to execute the instrument) of **BEC Innovations, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of Feb, 2024.

Notary Public

My commission expires: 12/21/27

JOSHUA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Being the same property as conveyed to Karri Hesson, a married woman by Quitclaim Deed from Stephen C. Holt, an unmarried man dated 05/11/2023 recorded 05/11/2023 in Document Number 20230511-0035326, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BEC Innovations, LLC from Karri Hesson, a married woman by Warranty Deed dated 06/27/2023 and recorded 06/30/2023 in Instrument No. 20230630-0050225, Register's Office of said County.

This is an improved property commonly known as: 1104 Matthews Pl, Nashville, TN 37206-2404

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 our hands this 5th day of Feb, 2024.

Blair Roedel, Member, BEC Innovations, LLC

State of Tennessee }
County of Robertson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Blair Roedel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be president (or other officer authorized to execute the instrument) of **BEC Innovations, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of Feb, 2024.

Notary Public

My commission expires: 12/21/27

JOSHUA WHITE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Blair Roedel, Member, Roedel Rental Portfolio, LLC

State of Tennessee }
County of Robertson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Blair Roedel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be president (or other officer authorized to execute the instrument) of **Roedel Rental Portfolio, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of Feb., 2024.

Notary Public

My commission expires: 12/21/27

JOSHUA WHITE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Lacy Perkins, 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 2/5/24 (date of document).

Lacy Perkins
Affiant Signature

2/13/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of February, 2024.

KAREN CECIL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Cecil
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: August 19, 2025