Karen Johnson Davidson County
Batch# 1118290 DEEDQC
04/03/2024 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240403-0023483

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027

(AFFIX SEAL)

WG-QCD-24-717

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nelius Omar Ellis, unmarried	**Nelius Omar Ellis**	
(NAME) **717 North 9th Street,**	(NAME) **3553 Seasons Drive**	08208014500
(ADDRESS) **Nashville, TN 37206-3907**	(ADDRESS) **Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEACE & LOVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NELIUS OMAR ELLIS, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 151, Block 2 on the Plan of Map of F. O. Beazley's McFerrin Addition to East Nashville of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 151 fronts 50 feet on the Easterly side of North 9th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nelius Omar Ellis, Unmarried, as to a 50% interest and Peace & Love, LLC, A Tennesseee Limited Liability Company, as to a 50% interest from Nelius Omar Ellis, Unmarried by Quitclaim Deed of record in Instrument Number 20230911-0071260 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **717 North 9th Street, Nashville, Tennessee 37206-3907**.

Witness my/our hand(s) this the 3 day of April, 20 24.

Peace & Love, LLC, A Tennessee Limited Liability Company

BY: _____
Darius Nabaa
Sole Member

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned Notary Public, personally appeared DARIUS NABBA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of PEACE & LOVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 3 day of April, 2024.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **4/3/2024** (date of document).

Affiant Signature

Date **4/3/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **3** day of **April**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027