Name and Address of New Owner:
J&S Rush, LLC
9320 Lake Shore Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1143824 DEEDQC
06/05/2024 03:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240605-0042251

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel No: 104-09-0-129.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey W. Rush and Stephanie Rush, as equal tenants-in-common** , "the Grantors," convey and quitclaim unto **J&S Rush, LLC, a Tennessee Limited Liability Company,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 21 of Block 7, on the Plan of Richland Realty Company's Subdivision, Division "A", a plan of said property dividing it into blocks is of record in Book 161, page 151, said Register's Office, but said plan does not show the subdivision of said blocks into small lots.
>
> According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 21 fronts 100 feet on the northerly side of West End Avenue and runs back between parallel lines with and 200 feet east of the easterly margin of Christopher Street, 200 feet to the South line of Lot No. 22.
>
> Being all of the same property conveyed to Jeffrey W. Rush and Stephanie Rush, as equal tenants-in-common, by Executor's Special Warranty Deed from Cumberland Trust and Investment Company, in its capacity as executor of the estate of Stephen K. Rush, dated December 8, 2022, and being recorded on January 19, 2023, of record in Instrument No. 20230119-0004492, Register's Office for Davidson County, Tennessee.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 5th day of JUNE, 2024.

Jeffrey W. Rush

Stephanie Rush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2024, before me personally appeared Jeffrey W. Rush, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

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

Notary Signature
My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF CALIFORNIA
COUNTY OF _____

On this _____ day of _____, 2024, before me personally appeared Stephanie Rush, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this _____ day of _____, 2024.

Notary Signature
My Commission Expires: _____

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 27th day of April, 2024.

Jeffrey W. Rush

Stephanie Rush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of _____, 2024, before me personally appeared Jeffrey W. Rush, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this _____ day of _____, 2024.

Notary Signature
My Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF _____

On this _____ day of _____, 2024, before me personally appeared Stephanie Rush, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this _____ day of _____, 2024.

SEE ATTACHED

Notary Signature
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On APR 27, 2024 before me, A. Vasvani, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared STEPHANIE RUSY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. VASVANI
COMM. # 2331798
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. AUG. 16, 2024

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this ~~26th~~ 5th day of ~~April~~ June, 2024.

Notary Signature
My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/27/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/05/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 **day of** June **,** 2024 **.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

