QUITCLAIM DEED

Karen Johnson
Batch # 1148440
06/18/2024 11:51:48 AM
Fees: $12.00 Taxes: $0.00

20240618-0045809

Davidson County
DEEDQC
2 pgs

MILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 03-20-2028

WG-QCD-24-717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

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)
FTN Investments, LLC	**Same as new owner**	
(NAME)	(NAME)	
3553 Seasons Dr.		**08208014500**
(ADDRESS)	(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, **NELLIUS OMAR ELLIS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FTN INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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, from Peace & Love LLC, a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument Number 20240403-0023483 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 14th day of June, 2024.

Nellius Omar Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELLIUS OMAR ELLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 14 day of JUNE, 2024.

Notary Public
My Commission Expires: 3.20.28
(SEAL)



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