Name and Address of New Owner:
Jiles Ritchie
2116 Rodman Blvd.
Gallatin, TN 37066

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1157851 DEEDQC
07/15/2024 08:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240715-0052848

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

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 **Solid Investments, LLC** "the Grantor," conveys and quitclaims unto **Jiles Ritchie,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Property 1: Map & Parcel No: 05108019900

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, Resubdivision of part of Lot 4 on the Plan of Montague Subdivision, of record in Book 5190, Page 503, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Solid Investments, LLC by Warranty Deed from Terry B. Holleman and J.C. Kyle dated April 4, 2014 and recorded on April 8, 2014, of record as Instrument No. 20140408-0029172 in the Register's Office for Davidson County, Tennessee.

Being improved property known as **340 East Webster Street, Madison, Tennessee 37115.**

Property 2: Map & Parcel No: 09207005000

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 15 on the Plan of C.R. Badoux Subdivision of Part of Lot No. 14, Harding Lytle Tract, as of record in Book 161, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 40 feet on the southerly side of Hermosa Street and runs back between parallel lines 159 feet to an alley at the rear on which it measures 40 feet thereon.

Being the same property conveyed to Solid Investments, LLC by Warranty Deed from Emerald Creek Properties, a General Partnership, dated March 9, 2012 and recorded on March 12, 2012, of record as Instrument No. 20120312-0021090 in the Register's Office for Davidson County, Tennessee.

Being improved property known as **1825 Hermosa Street, Nashville, Tennessee 37208.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND 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 14 day of June, 2024.

Solid Investments, LLC

By: _____
Eric Yarbrough, Member

STATE OF Nevada
COUNTY OF Washoe

On this 14 day of June, 2024, before me personally appeared **Eric Yarbrough, member of Solid Investments, LLC**, to me known to be the persons 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 14 day of June, 2024.

Sol G Maccluso
Notary Signature
My commission expires: 07/30/2027

SHERRI A. MACALUSO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4554-2 - Expires July 30, 2027

Solid Investments, LLC

_____
Jiles Ritchie, Member

STATE OF TN
COUNTY OF Davidson

On this 12 of July, 2024, before me personally appeared **Jiles Ritchie, member of Solid Investments, LLC**, to me known to be the persons 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 12 day of July, 2024.

_____
Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

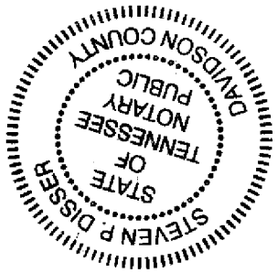
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 12 day of July, 2024.

_____
Notary Signature
My commission expires: 3/3/25



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-12-24

Affiant Signature

7-12-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

