QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1164662 DEEDQC
07/31/2024 02:59:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240731-0058119

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on July 31, 2024.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
The Flooring Guys III 408 Landon Dr. Nashville, TN 37220	NEW OWNER	119 05 0 272.00

KNOW ALL MEN BY THESE PRESENTS that L & L FLOORING COMPANY, INC., A TENNESSEE CORPORATION, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and do hereby convey, remise, release and forever quitclaim unto THE FLOORING GUYS III, A TENNESSEE GENERAL PARTNERSHIP, their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 90, in Block 26, on the Plan of Re-Subdivision of Lots 4, 5, 6, 7, 8, 9, in Blk 27; Lots 2, 3, 5, 6, in Blk 26, and Blks 23 and 24, Cumberland Nurseries, of record in Book 161, page 139, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to L & L FLOORING COMPANY, INC., A TENNESSEE CORPORATION, by Warranty Deed from DEBORAH LEXENE RUCKER, AN UNMARRIED WOMAN, GARY WAYNE RUCKER, A MARRIED MAN, WILLIAM ANDRE RUCKER, AN UNMARRIED MAN, JOANN JOHNSON, A MARRIED WOMAN, AND MARY JANE BRYANT, AN UNMARRIED WOMAN, dated April 10th, 2024 and recorded on April 11th, 2024, of record in Instrument No. 20240411-0025729, Register's Office for Davidson County, Tennessee.

This is improved property is known as 310 Joyner Ave., Nashville, Tennessee 37210.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 07/31/24.

L & L FLOORING COMPANY, INC., A TENNESSEE CORPORATION

By: Matthew Allen McKinney, President

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Matthew Allen McKinney**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **President of L & L FLOORING COMPANY, INC., A TENNESSEE CORPORATION** the within named bargainor, and that he as such **President** executed the foregoing instrument for the purposes therein contained, by signing for **L & L FLOORING COMPANY, INC., A TENNESSEE CORPORATION** by himself as the **President.**

WITNESS MY HAND AND OFFICIAL SEAL, this the 31 day of July, 2024.

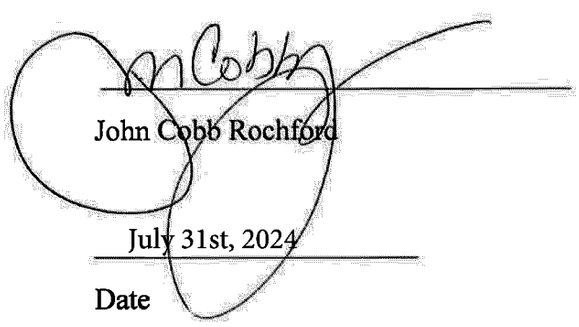
NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-8-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on July 31st, 2024.



John Cobb Rochford

July 31st, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on July 31st, 2024.



Brooke Sobo

My commission expires: 9/8/25

