Karen Johnson Davidson County
Batch# 1190648 DEEDQC
10/07/2024 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241007-0077518

QUITCLAIM DEED

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

WG-QCD-24-132

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 4 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 04/26/2027
(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)
HMV COM RENT, LLC	**Same as new owner**	
(NAME)	(NAME)	**05413001300** **05413001400**
PO Box 2790,		
(ADDRESS)	(ADDRESS)	
Missoula, MT 59806		
(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, **JASON R VOGT AND JOHANNAH MCNEIL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HMV COM RENT, LLC** 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:

TRACT I: (3803 Old Hickory Blvd)

Land in Davidson County, being part of the easterly portion of Lot No. 17, Section 2, on the Plan of Life & Casualty Insurance Company's Subdivision of the Dabbs and Elliott property, known as Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, at the common corner of Lots 16 and 17 of said Subdivision; thence with the line between said Lots North 41 degrees 31 minutes East 525 feet to a point; thence North 48 degrees 29 minutes West 60 feet to a point; thence South 41 degrees 31 minutes West 525 feet to a point in the Northerly margin of Old Hickory Boulevard; thence, with said margin South 48 degrees 29 minutes East 60 feet to the beginning.

TRACT II: (3252 Lakeshore Dr)

Land Davidson County, Tennessee and described as follows:

Beginning at an iron pin in the North right-of-way of Lakeshore Drive, same being South 70 degrees 02 minutes West 180.38 feet from an existing concrete monument, thence along a curve to the right with a radius of 42.5 feet for a distance of 47.82 feet to a point in the right-of-way of Old Hickory Boulevard; thence North 45 degrees 30 minutes West 154.07 feet to an iron pin, thence leaving the right-of-way North 44 degrees 28 minutes East 204.33 feet to an iron pin, thence South 9 degrees 08 minutes East 255.93 feet to the point of beginning, containing 0.59 acres, more or less.

Being the same property conveyed to Johannah McNeil and Jason Vogt, a married couple from James McInturf, Jr aka James E. McInturf and Melissa D. McInturf, husband and wife by Warranty Deed of Record in Instrument Number 20221027-0116204 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: **3808 Old Hickory Blvd and 3252 Lakeshore Drive, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 4 day of October, 20 24.

Jason R Vogt

Johannah McNeil

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON R VOGT, 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 hand and official seal, this the .

Notary Public
My Commission Expires: 3-20-28
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHANNAH MCNEIL, 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 hand and official seal, this the .

Notary Public
My Commission Expires: 3-20-28
(SEAL)

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

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 **10/04/2024** (date of document).

Affiant Signature

Date **10/04/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **04** day of **October**, 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