Karen Johnson Davidson County
Batch# 1193259 DEEDQC
10/14/2024 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241014-0079556

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Mobley & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE. Tawnie Campbell Affiant Subscribed and sworn to before me, this 25th day of September, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Manassas Trust 1307 Chickering Road Nashville, Tennessee 37215	SAME	105 05 3C 001.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that AWC Rentals, LLC, an Alabama limited liability company (the "Grantor"), for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, for the purpose of transferring its entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto Victor L. Campbell and/or Tawnie J. Campbell, Trustees of the Manassas Trust dated April 18, 2023, all of the Grantor's right, title and interest in and to the tract of land described on Exhibit A attached hereto, and incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of September, 2024.

AWC RENTALS, LLC

By: _____
Tawnie J. Campbell, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tawnie J. Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the manager of AWC Rentals, LLC, the within named bargainor, an Alabama limited liability company, and that such manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its manager.

WITNESS my hand, at office, this 25th day of September, 2024.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1420 15th Avenue South, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161121-0122381, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to AWC Rentals, LLC, a Tennessee limited liability company, by deed from Progressive Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20171114-0116861, Register's Office for Davidson County, Tennessee.

AWC Rentals, LLC, a Tennessee limited liability company and AWC Rentals, LLC, an Alabama limited liability company are one and the same entity.

Subject to all Easements and Restrictions of record.

This is improved property known as 1420 15th Avenue South, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 25, 2024.

October 4, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of October, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

