Karen Johnson
Batch # 1198407
10/25/2024 03:42:39 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241025-0083178

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October 2024

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-MH-24-69

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rutherford Contractors Group, LLC, a Tennessee limited liability company	SAME AS **NEW OWNER**	
(NAME) ~~69 Cannon St.,~~ 1918 Rolling Creek Dr.	(NAME)	**093-16-0R-001.00CO**
(ADDRESS) ~~Nashville, TN 37210~~ Murfreesboro, TN 37128	(ADDRESS)	
(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, **RIGHTWAY SERVICE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RUTHERFORD CONTRACTORS GROUP, 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 Unit No. A, on the Plan of Sixtynine Cannon Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230214-0010828, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rutherford Contractors Group, LLC, a Tennessee limited liability company by Warranty Deed from Volunteer State Bank, a Tennessee Banking corporation dated February 29, 2024 and recorded March 4, 2024 in Instrument No. 20240304-0014709, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rutherford Contractors Group, LLC, a Tennessee limited liability company, and Rightway Service LLC, a Tennessee limited liability company by Quitclaim Deed from Rutherford Contractors Group, LLC, a Tennessee limited liability company dated March 8, 2024 and recorded March 13, 2024 in Instrument No. 20240313-0017307, Register's Office of 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: **69 Cannon St., Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 24 day of October, 2024.

Rightway Service, LLC

BY: _____
Andre Stewart
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRE STEWART, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of RIGHTWAY SERVICE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24 of October, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212