Karen Johnson Davidson County
Batch# 1207993 DEEDQC
11/22/2024 01:30:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241122-0091559

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **RK Junior Contracting Services, LLC** ("Grantor"), a Tennessee limited liability company, hereby remise(s), release(s), convey(s), and quit claim(s) unto **1004 15th Avenue South Development, LLC,** (Grantee), a Tennessee limited liability company, all of its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of B.F. Shields Heirs of record in Plat Book 57, Page 31, 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 RK Junior Contracting Services, LLC a Tennessee Limited Liability Company by Warranty Deed from Darryl Harvey. Trustee of the 15th Avenue Harvey Trust of record in Instrument No. 20230609-0044095 Register's Office for Davidson County, Tennessee, dated June 06, 2023 and recorded on June 09, 2023.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21st day of **November, 2024.**

RK Junior Contracting Services, LLC

By: Ronnie Kelley, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Ronnie Kelley, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of **RK Junior Contracting Services, LLC** the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **RK Junior Contracting Services, LLC** by himself as Sole Member.

WITNESS my hand and official seal at office this 21st day of **November, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 21st day of November, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1004 15th Ave S, Nashville, TN 37212**
TAX PARCEL NO.:	**105-01-0-162.00**
PROPERTY OWNER:	**1004 15th Avenue South Development, LLC**
OWNER'S ADDRESS:	320 Seven Springs Way, Ste 250, Brentwood, TN 37027
MAIL TAX BILLS TO:	**new owner**

Certificate of Authenticity

I, Holly A Mason, 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 11/21/24.

Affiant Signature

11/21/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of November, 2024.

Notary's Signature (Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.3.2025