QUITCLAIM DEED

Karen Johnson
Batch # 1214704
12/11/2024 11.34 20 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARR
2 pgs

20241211-0096201

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 12th DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

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)
FTN Investments LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME) **3553 Seasons Dr,**	(NAME)	**147 07 0 068 00**
(ADDRESS) **Antioch, TN 37013**	(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, **LINDA MECHELLE ANDERSON-ROBINSON AND NELIUS OMAR ELLIS, AS TENANTS IN COMMON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FTN INVESTMENTS 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 Lot No 17 on the Map showing T C Cook's Re-subdivision of part of the B F Cook Old Home Place, as of record in Book 547, Page 163, Register's Office for said county

Said Lot No 17 fronts 51 feet on the Southerly side of an unnamed 18 foot Avenue and runs back 156 1/2 feet on the easterly line and 157 3/4 feet on the Westerly line to a dead line, measuring 51 feet thereon

Being the same property conveyed to Linda Mechelle Anderson-Robinson and Nelius Omar Ellis, as tenants in common by Quitclaim Deed form Linda Mechelle Anderson-Robinson by Robert Greene, Trustee, dated April 12, 2023 and recorded April 18, 2023 in Instrument No 20230418-0028508, 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 **4420 Providence Heights, Nashville, Tennessee 37211**

Witness my/our hand(s) this the ____ day of Sept 12, 2024

Linda Mechelle Anderson-Robinson
Linda Mechelle Anderson-Robinson

Nelius Omar Ellis
Nelius Omar Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA MECHELLE ANDERSON-ROBINSON, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12th day of September, 2024

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELIUS OMAR ELLIS, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12th day of September, 2024

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

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