(1)

Karen Johnson
Batch # 1228757
01/22/2025 10:37:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250122-0004795

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 2nd day of January, 2025.

Notary Public: _____
My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027

ADDRESS OF NEW OWNER:
CLS RENTAL PROPERTIES, LLC
709 South Summerfield Drive
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
081-15-0-094.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **LAQUITA SUMMEY**, (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **CLS RENTAL PROPERTIES, LLC**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 in S. A. Champion's Subdivision of Lots Nos. 85 to 168, Lots 169 to 228 and Lots 235 to 252 inclusive in the Harding Plan, as of record in Book 21, page 80, Register's Office for said County, and the plan of said subdivision being recorded in Book 161, page 132, Register's Office.

Said Lot No. 13 fronts 68.7 feet on the west side of 21st Avenue North, formerly Estrella Street, and runs back with the northerly margin of an alley, 154.7 feet to an alley in the rear on which it measures 69.4 feet.

Being the same property conveyed to LaQuita Summey by deed of Araminta Williams Family Partnership, of record in Instrument No. 2014107-0001781, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1407 21st Avenue N, Nashville, TN 37208**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 2nd day of January, 2025.

LAQUITA SUMMEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **LAQUITA SUMMEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 2nd day of January, 2025.

NOTARY PUBLIC

My Commission Expires:

