This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 1232980 DEEDQC
02/03/2025 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20250203-0007993

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Olivia Makenzie Moore **344 Hickory Place** **Nashville, TN 37214**	**To New Owner**	**096-11-0A-047.00-CO**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **DESIGN RENTALS I, LLC, a Tennessee Limited Liability Company, and DESIGN RENTALS II, LLC, a Tennessee Limited Liability Company,** hereinafter collectively called "Grantor", for and in consideration of Ten and 00/100 Dollars ($10.00) cash in hand paid, hereby releases, remises forever and quitclaims unto **OLIVIA MAKENZIE MOORE, a single woman,** ("Grantee"), and her heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Condominium in Davidson County, Tennessee, being Unit F-4 of Phase VI, Hickory Place Condominiums, as shown on Exhibit "C" to the Amendment to the Master Deed of Hickory Place Condominiums of record in Book 7015, Page 192, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Unit F-4 being part of the unit plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795, said Register's Office.

Being the same property conveyed to Design Rentals I, LLC, a Tennessee Limited Liability Company and Design Rentals II, LLC, a Tennessee Limited Liability Company by deed from Patricia M. Sweeney of record as Instrument No. 20240801-0058496 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as:
344 Hickory Place
Nashville, TN 37214

Legal description same as previous deed of conveyance.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose.

Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, easements and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon. This conveyance is made expressly subject to any easements of record or apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me this 31 day of January, 2025.

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

IN WITNESS WHEREOF I have hereunto set my hand on this the 28 day of January, 2025.

Grantor:

DESIGN RENTALS I, LLC
By: ROBERT WELLS
Its: MANAGER

DESIGN RENTALS II, LLC
By: LINDA WELLS
Its: MANAGER

[acknowledgement on following page]

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT WELLS, the Manager for Design Rentals I, LLC, a Tennessee limited liability company, the grantor referenced herein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained and is authorized on behalf of Design Rentals I, LLC to do so.

Subscribed and sworn to before me this 28 day of January, 2025.

Notary Public

STATE OF Florida
COUNTY OF Lee

DEVIN R. BOREN
Commission # HH 217329
Expires January 18, 2026

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA WELLS, the Manager for Design Rentals II, LLC, a Tennessee limited liability company, the grantor referenced herein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained and is authorized on behalf of Design Rentals II, LLC to do so.

Subscribed and sworn to before me this 28 day of January, 2025.

DEVIN R. BOREN
Commission # HH 217329
Expires January 18, 2026

Notary Public

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am a licensed attorney 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 the 28th day of Jan., 2025.

Affiant Signature Date 1/30/2025

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 30th day of January, 2025.

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: