Karen Johnson Davidson County
Batch# 1240266 DEEDQC
02/24/2025 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250224-0013538

QUITCLAIM DEED

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 10 DAY OF February, 20 25.

Notary Public

MY COMMISSION EXPIRES: 03.20.28
(AFFIX SEAL)

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

WG-QCD-25-3219

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Johannah McNeil and Jason R Vogt, husband and wife	**Same as new owner**	
(NAME)	(NAME)	**05409001700**
3219 LAKESHORE DR		
(ADDRESS)	(ADDRESS)	
OLD Hickory TN 37138		
(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, **RED RECORDS, LLC A MONTANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOHANNAH MCNEIL AND JASON R VOGT, HUSBAND AND WIFE** 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:

A Tract of land, being the Southerly half of Lot 10, Section 1, Life and Casualty Subdivision, Old Hickory, Tennessee, recorded in Book 843 Page 56, Register's Office, Davidson County, Tennessee, More particularly described as follows:

Beginning at a point in the center of Pitts Ave. (Now Lakeshore Drive) at a distance of 2264.2 feet from the Northerly margin of Old Hickory Blvd. as measured in a 17 minutes East a distance of 562.7 feet to a point in the Easterly margin of the original United States Government Reservation; Thence with said Easterly margin South 18 degrees 55 minutes East a distance of 214.2 feet to a point, being the common corner of Lots 10 and 11, Section 1, of said subdivision; thence South 62 degrees 33 minutes West along the common line of Lots 10 and 11 of said subdivision of 560 feet to a point in the center of Pitts Ave. a distance of 125 feet to the point of beginning, comprising an area of 2.086 acres, more of less. (Less than part that Corp of Engineers bought for the Old Hickory Lake).

Being the same property conveyed to Red Records, LLC A Montana Limited Liability Company from Jason R. Vogt, and Johannah McNeil by Quitclaim Deed of Record in Instrument Number 20241007-0077519 in the Registers Office for 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: **3219 Lakeshore Drive, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 18 day of February, 2025.

Red Records, LLC A Montana Limited Liability Company

BY:_____
Jason R Vogt
Member and Manager

BY:_____
Johannah McNeil
Member and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JASON R VOGT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER AND MANAGER of RED RECORDS, LLC A MONTANA LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER AND MANAGER.

Witness my hand and official seal, this the 19 day of February, 2025 .

_____
Notary Public
My Commission Expires: 03-20-25
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHANNAH MCNEIL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER AND MANAGER of RED RECORDS, LLC A MONTANA LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER AND MANAGER.

Witness my hand and official seal, this the 18 day of February, 2025 .

_____
Notary Public
My Commission Expires: 03-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **2/18/2025** (date of document).

Affiant Signature

Date **2/18/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **18** day of **February**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027