Karen Johnson Davidson County
Batch# 1280558 DEEDQC
06/02/2025 02:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250602-0043161

QUITCLAIM DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of May 2025

Holly Ray
Notary Public

MY COMMISSION EXPIRES: 03/09/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
615 Rentals LLC	Same as owner	091 05 0Z 002.00
(NAME) 38 Colony Road	(NAME)	
(ADDRESS) Westport, CT 06880	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ashley Peate and Jeffrey Gordon Peate, wife and husband**, (the "**Grantors**"), by these presents does hereby quitclaim, transfer and convey to **615 Rentals LLC, a Tennessee Limited Liability Company**, (the "**Grantees**"), their successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 620B Ries Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 30 day of May, 2025.

GRANTORS:

Ashley Peate

Ashley Peate

Jeffrey Gordon Peate

Jeffrey Gordon Peate

MCM 5/30/2025

STATE OF ~~TENNESSEE~~ CONNECTICUT)
COUNTY OF ~~DAVIDSON~~ Fairfield)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ashley Peate and Jeffrey Gordon Peate, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of May, 2025.

Maria C Miller

Notary Public

My Commission Expires: 8/31/2025

MARIA C MILLER
Notary Public
Connecticut
My Commission Expires Aug 31, 2025

EXHIBIT "A"

PROPERTY DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 620 Ries A venue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 620 Ries Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20170627-0064765, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ashley Peate and Jeffrey Gordon Peate, wife and husband, by Warranty Deed from Patrick Maguire and Lindsay Elizabeth Maguire, husband and wife, of record in Instrument No. 20210405-0044244, in the Register's Office of Davidson County, Tennessee, dated March 31, 2021 and recorded on April 05, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Moos-Wood Subdivision, as recorded in Plat Book 2900, Page(s) 123.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170627-0064765.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3457, Page 606.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 2, 2025.

Affiant Signature

June 2, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27