Karen Johnson Davidson County
Batch# 1280559 DEEDQC
06/02/2025 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250602-0043162

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.

Notary Public

MY COMMISSION EXPIRES: 03/04/27
(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	072 10 0Y 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, Trustee of the Ashley Peate Revocable Trust dated July 6, 2020**, (the "**Grantor**"), 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 2315 Northview Avenue, Nashville, TN 37216.

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

GRANTOR:

Ashley Peate

Ashley Peate, Trustee of the Ashley Peate Revocable Trust dated July 6, 2020

mc 5/31/2025

STATE OF ~~TENNESSEE~~ mc Connecticut)
COUNTY OF ~~DAVIDSON~~ Fairfield)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Ashley Peate, Trustee of the Ashley Peate Revocable Trust dated July 6, 2020, 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

Land in Davidson County, Tennessee, being Unit No. B on the plan of 2313 Northview Avenue Townhomes, a Horizontal Property Regime with Private Elements, established by the Declaration at Instrument No. 20160419-0037786, Register's Office for Davidson County, Tennessee, and Site Plan shown in Exhibit "B" of said Declaration, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E' Telca Lee Crawford, unmarried, by Warranty Deed from Derrick K. Hudson and Silvia M. Hudson, husband and wife, of record in Instrument No. 20210727-0100597, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021, and recorded on July 27, 2021. The said E' Telca Lee Crawford died November 28, 2022, in St. Tammany Parish, Louisiana, as filed in Order of Succession No. 2222-31410, recorded in Instrument No. 20230208-0009199, leaving Taryn Crawford Hanehan as Executrix, and Michael Joseph Crawford, John Scott Crawford, Taryn Elizabeth Crawford - Hanehan, and Darryl Thomas Crawoford, who died on May 21, 2022, leaving one child Brittany Crawford as devisee's of her estate.

Being the same property conveyed to Ashley Peate, Trustee of the Ashley Peate Revocable Trust dated July 6, 2020, by Warranty Deed from Taryn Crawford Hanahan as Executrix, and Michael Joseph Crawford, John Scott Crawford, Taryn Elizabeth Crawford - Hanehan, and Darryl Thomas Crawford, who died on May 21, 2022, leaving one child Brittany Crawford, devisee's of the Last Will and Testament of E'Telca Lee Boyd Crawford, of record in Instrument No. 20230405-0024872, in the Register's Office for Davidson County, Tennessee, dated April 3, 2023, and recorded on April 5, 2023.

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

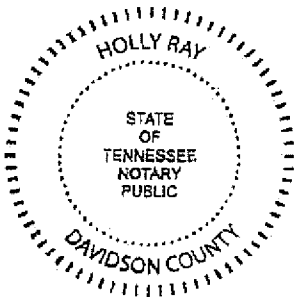
June 2, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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



Notary's Signature

My Commission Expires: 03/09/27