Karen Johnson Davidson County
Batch# 1280560 DEEDQC
06/02/2025 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250602-0043163

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: 03/09/27
(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	091-06-0J-001.00-CO
(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, **Jeffrey Peate and Ashley Peate, husband and wife**, (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 5711 Morrow Road, 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

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

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jeffrey Peate and Ashley Peate, husband and wife, 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 A, as shown in the Declaration of Covenants, Conditions and Restrictions for 5711 Morrow Road Townhomes of record in Instrument Number 20141027-0098637, in Register's Office for Davidson County, Tennessee, to which Plan references is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Peate and Ashley Peate, husband and wife of record in Instrument No. 20220126-0009450 Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on January 26, 2022.

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

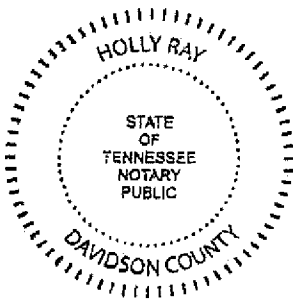
June 2, 2025

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