QUITCLAIM DEED

Karen Johnson
Batch # 1285192
06/17/2025 10 40 09 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250617-0047438

T-JW-25-903

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 13 DAY OF June, 20 25

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Rightway Properties Plus II, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **P.O. Box 90584,**	(NAME)	**092-05-0-227.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **RIGHTWAY PROPERTIES PLUS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RIGHTWAY PROPERTIES PLUS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN A SEPARATE MAP & PARCEL NUMBER FOR EACH LOT.

Land in Davidson County, Tennessee, being Lot Nos 4, 5, and the North 5 feet of Lot No 3 of Block 27, on the Plan of Fisk University Place of record in Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said lots and said part of said lot adjoin and front together 55 feet on the West side of 31st Avenue North and run back between parallel lines, parallel to and 70 feet North of Batavia Street, 150 feet to an alley

Being the same property conveyed to Rightway Properties Plus II, LLC, a Tennessee limited liability company of record in Instrument No 20250429-0032948, Register's 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 **903 31st Ave N., Nashville, Tennessee 37209**

Witness my/our hand(s) this the 13 day of June, 2025

Rightway Properties Plus II, LLC

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RIGHTWAY PROPERTIES PLUS II, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of June, 2025.

_____
Notary Public
My Commission Expires _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212