QUITCLAIM DEED

Karen Johnson
Batch # 1298520
07/17/2025 03 06 19 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250717-0056582

L-PT-24-710A

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 7th DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
John T. Gleaves, III, unmarried	**New Owner**	
(NAME) **710A Oneida Ave.**	(NAME)	**071-12-0J-001 00-CO**
(ADDRESS) **Nashville, TN 37207**	(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, **G AND M PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOHN T. GLEAVES, III, UNMARRIED** 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·

Land in Davidson County, Tennessee, being Unit A, 710 Oneida Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for 710 Oneida Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200409-0037653 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to G and M Properties, LLC by Substitute Trustees Deed of record in Instrument No 20241206-0094876 Register's Office for Davidson County, Tennessee.

This is **improved** property known as **710 A Oneida Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 7th day of February, 2025

G and M Properties, LLC

By John Gleaves, Member

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 MEMBER of G AND M PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of February, 2025.

Notary Public

My Commission Expires 6-8-27

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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