QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Karen Johnson Davidson County
Batch# 1303658 DEEDQC
07/30/2025 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060297

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Third Daughter Rentals LLC	**Same as New Owner**	
2514 Shinkle Ave (NAME)	(NAME)	**072-15-2I-001.00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **CARVER ELLIOT LEE, AN UNMARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **THIRD DAUGHTER RENTALS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTEE") ITS REPRESENTATIVES AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF HOMES AT 1624 PORTER AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1624 PORTER AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NUMBER 20181011-0100970 AND AMENDED IN INSTRUMENT NO. 20181018-0103418, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF HOMES AT 1624 PORTER AVENUE SHOWN ON EXHIBIT "C" TO THE FIRST AMENDED TO DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO 20181018-0103418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CARVER ELLIOTT LEE, AN UNMARRIED WOMAN BY WARRANTY DEED FROM MARISA H. JACKSON, A SINGLE WOMAN, DATED APRIL 30, 2025 AND FILED FOR RECORD ON MAY 05, 2025 AS INSTRUMENT #20250505-0034706, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1624 PORTER AVENUE, NASHVILLE, TN 37206.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 30th day of JULY, 2025.

CARVER ELLIOT LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carver Elliot Lee, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of JULY, 2025.

Notary Signature

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **JULY 30, 2025**.

Date

Affiant Signature

JULY 30, 2025
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **30th** day of **JULY**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027
Date

Notary's Seal (if on paper)

