QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1315722 DEEDQC
08/28/2025 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250828-0068987

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
John H. Otey, Jr.	**New Owner**	**Tract 1: 08111048900** **Tract 2: 08111048800**
(NAME)	(NAME)	
2701 Jefferson Street, Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **R.A.R.E. HOMES, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **JOHN H. OTEY, JR.** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF ITS RIGHT, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS, TO WIT:

Tract 1:

LAND in Davidson County, Tennessee, being the northerly 34 feet of Lot 299 as shown on the Map entitled McGavock's First Addition to Nashville, of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to R.A.R.E. Homes, LLC by Quitclaim Deed from Kennda J. Watkins, unmarried, and Ava Christian, unmarried, dated May 28th, 2020, and filed in Instrument No. 20200608-00558360, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 1728 Arthur Avenue, Nashville, Tennessee 37208.

Tract 2:

Land in Davidson County, Tennessee, being Lot(s) 298, as shown on the map entitled McGavock & Wetmore's First Addition to Nashville, called the Town of McGavock, of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RARE Homes, LLC, by Warranty Deed from Eddie L. Henry, married, of record in Instrument No. 20241121-0091076, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 1730 Arthur Avenue, Nashville, Tennessee 37208.

RARE Homes, LLC and R.A.R.E. Homes, LLC are one and the same entity.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 21 day of August, 2025.

R.A.R.E. Homes, LLC
By: Kennda J. Watkins
Its: Authorized Signer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of August, 2025, before me personally appeared **KENNDA J. WATKINS**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Signer of **R.A.R.E. HOMES, LLC**, and that the seal affixed to said instrument is the corporate seal of said company (or association), and that said instrument was signed and sealed in behalf of said company (or association), by authority of its sole member and said **KENNDA J. WATKINS** acknowledged said instrument to be the free act and deed of said company (or association).

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My commission expires: My Commission Expires May 9, 2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Jennifer Chandler -Cole**, do hereby make an 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 08-28-2025.

Name: **Jennifer Chandler -Cole**
Title: **Authorized Agent**

Date 08-28-2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 08-28-2025.

Notary Public: **Tuwana J. Bryant**

