Karen Johnson Davidson County
Batch# 1429462 DEEDQC
06/08/2026 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260608-0051487

QUITCLAIM DEED

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 4th DAY OF June 2026.

Notary Public

MY COMMISSION EXPIRES: July 3, 2028

CHUKWUDI ECHETEBU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(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
Ava Denise Christian	**New Owner**	**Tract I: 081110M00100CO** **Tract II: 081110M00200CO**
(NAME)	(NAME)	
1731 21st Avenue North		
(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 **AVA DENISE CHRISTIAN** HEREINAFTER CALLED THE GRANTEE, HER 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:

SEE EXHIBIT A

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 4th day of June 2026.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of June 2026, before me personally appeared **KENNDA 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, and that said instrument was signed and sealed in behalf of said company, by authority of its members and said **KENNDA WATKINS** acknowledged said instrument to be the free act and deed of said company.

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

Notary Public

My commission expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT I

LAND in Davidson County, Tennessee, being Unit A on Lot No. 278 on the Plan of J.M.T.J. and G.W. Harding's Addition, of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to R.A.R.E. Homes, LLC by Quitclaim Deed from Kennda J. Watkins aka Kennda Watkins, an unmarried man, dated April 3rd, 2019, and filed in Instrument No. 20190405-0031024, Register's Office for Davidson County, Tennessee.

This is improved property known as 1731A 21st Avenue North, Nashville, Tennessee 37208.

TRACT II

LAND in Davidson County, Tennessee, being Unit B on Lot No. 278 on the Plan of J.M.T.J. and G.W. Harding's Addition, of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to R.A.R.E. Homes, LLC by Quitclaim Deed from Kennda J. Watkins aka Kennda Watkins, an unmarried man, dated April 3rd, 2019, and filed in Instrument No. 20190405-0031024, Register's Office for Davidson County, Tennessee.

This is improved property known as 1731B 21st Avenue North, Nashville, Tennessee 37208.

Certificate of Authenticity

I, Tuwana J. Bryant, 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 June 4, 2026

Tuwana J. Bryant

Name: Tuwana J. Bryant
Title: **Authorized Agent**

Date 6/5/26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 6/5/26.

Jennifer Chandler-Cole
Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

My Commission Expires: 10/04/2027