File No. 280500430

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/14/08 16:17 2 pgs
Fees:12.00 Taxes:0.00

20080714-0072286

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Curtis F. Seals
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2008.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: 9.17.2011 (AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis F. Seals	Owner	Map & Parcel 064-09-0-132.00
(NAME) 106 Sun Valley Drive	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MM PROPERTIES, LLC, A TENNESSEEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED UNTO **CURTIS F. SEALS AND WIFE DEBBIE SEALS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21, Block 4, Plan of Berryville, as shown on plat of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis F. Seals and wife, Debbie Seals by Warranty Deed dated October 31, 2007 from Jennifer L. Bingham and Sam Hubert Frye, and filed of record in Instrument No. 20071106-0130870,(Lot No. 21), Register's Office for Davidson County, Tennessee. Being the same property conveyed to MM Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated May 28, 2008, and filed of record in Instrument No. 20080529-0054646, said Register's Office.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Sewer line Easement(s) as shown of record in Book 10718, Page 552, Register's Office for Davidson County; Subject to all matters as set forth per Plat Book 421, Page 117, Register's Office of Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 4225 Woods Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 8th day of July, 2008.

MM Properties, LLC

Matthew B. Manson, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Matthew B. Manson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, of MM Properties, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand at office this 8th day of July, 2008.

Commission expires: 9.17.2011

Notary Public

JULIA ANN HART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 280500430

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122