Davidson County DEEDQC
Recvd: 11/01/16 12:44 4 pgs
Fees:22.00 Taxes:0.00
20161101-0115449

QUITCLAIM DEED

Comm. Exp. 3-6-2018
NIRAJ VANMALI
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400 Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
M & A Real Estate Investments	CB&S Bank	09209026300/26500/39700
(NAME)	(NAME)	
419A, 419C, 421 35th Ave. N.	PO Box 910	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Russellville, AL 35653	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

M & A Development, LLC ("the Grantor")

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

M & A Real Estate Investments LLC ("the Grantee")

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

PARCEL 1:

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103, ON THE MAP OF THE SUBDIVISION OF THE W. R. WILSON TRACT, AS OF RECORD IN BOOK 332, PAGE 161, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO M & A REAL ESTATEMENT INVESTMENTS, LLC BY QUITCLAIM DEED FROM M & A DEVELOPMENT, LLC, DATED _____, OF RECORD IN INSTRUMENT NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO M & A DEVELOPMENT. LLC BY WARRANTY DEED FROM LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, DATED MARCH 30, 2016, OF RECORD IN INSTRUMENT NO. 20160330-0029868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LANDDEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, BY WARRANTY DEED FROM GLENN I. BUFFINGTON, DATED JANUARY 7, 2016, OF RECORD IN INSTRUMENT NO. 20160107-0001557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROEPRTY CONVEYED TO GLENN I. BUFFINGTON, BY DEED FROM ROBERT J. THOMAS, OF RECORD IN INSTRUMENT NO. 20020305-0027289, DATED FEBRUARY 27, 2002, SAID REGISTER'S OFFICE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 419 A 35TH AVE. N., NASHVILLE, TENNESSEE 37209.

PARCEL 2:

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 102, ON THE MAP OF THE SUBDIVISION OF THE W. R. WILSON TRACT, AS OF RECORD IN BOOK 332, PAGE 161, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO M & A REAL ESTATEMENT INVESTMENTS, LLC BY QUITCLAIM DEED FROM M & A DEVELOPMENT, LLC, DATED _____, OF RECORD IN INSTRUMENT NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO M & A DEVELOPMENT. LLC BY WARRANTY DEED FROM LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, DATED MARCH 30, 2016, OF RECORD IN INSTRUMENT NO. 20160330-0029868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LANDDEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, BY WARRANTY DEED FROM GLENN I. BUFFINGTON, DATED JANUARY 7, 2016, OF RECORD IN INSTRUMENT NO. 20160107-0001557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROEPRTY CONVEYED TO GLENN I. BUFFINGTON, BY DEED FROM ROBERT J. THOMAS, OF RECORD IN INSTRUMENT NO. 20020305-0027289, DATED FEBRUARY 27, 2002, SAID REGISTER'S OFFICE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 419 C 35TH AVE. N., NASHVILLE, TENNESSEE 37209.

PARCEL 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 101, AS SHOWN ON THE MAP ENTITLED W. R. WILSON TRACT, WEST NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 332, PAGE 161, 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 M & A REAL ESTATEMENT INVESTMENTS, LLC BY QUITCLAIM DEED FROM M & A DEVELOPMENT, LLC, DATED _____, OF RECORD IN INSTRUMENT NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO M & A DEVELOPMENT. LLC BY WARRANTY DEED FROM LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, DATED MARCH 30, 2016, OF RECORD IN INSTRUMENT NO. 20160330-0029868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LANDDEVELOPMENT.COM, INC., BY DEED FROM TAMIA THOMASON, MARRIED (F/K/A TAMIA FRIERSON) AND BELINDA HILL, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20160104-0000240, DATED DECEMBER 30,2015, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO TAMIA FRIERSON AND BELINDA HILL, BOTH UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, FROM ROBERT E. BOWLING, UNMARRIED, BY WARRANTY DEED DATED APRIL 11, 2006 AND OF RECORD IN INSTRUMENT NO. 20060420-0045328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 421 35TH AVE. N., NASHVILLE, TENNESSEE 37209.

This is: Improved property, known as	419A, 419C, 421 35th Ave. N. Nashville TN 37209				
	(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

Witness our hands on _____ .

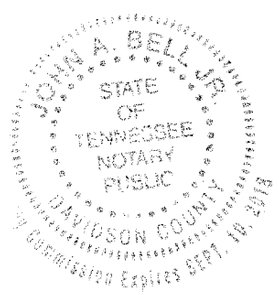
Akbar K Arab, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Akbar K Arab, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of M&A Development, LLC, the within named bargainor, a limited liability company, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of M&A Development, LLC by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this ___ day of Oct, 2016.

Notary Public
Commission Expires: _____



My

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018