Davidson County DEEDQC
Recvd: 03/30/17 16:09 2 pgs
Fees:12.00 Taxes:0.00
20170330-0031310

Instrument Prepared By:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 30th day of **March, 2017.**

Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
MRB Developers LLC.	**Same**	**P/O 09106019500**
2306 Sterling Road		**and**
Nashville, TN 37215		**P/O 09106035200**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **MRB Developers, LLC, a Tennessee Limited Liability Company** by these presents does hereby transfer and quitclaim and convey unto **MRB Developers, LLC, a Tennessee Limited Liability Company** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being all of Lot 1521 and Block 42, Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot 1521 fronts 25 feet on the northerly margin of Pennsylvania Avenue and extends back between parallel lines, 150 feet to an alley in the rear.

Being part of the same property conveyed to MRB Developers, LLC a Tennessee Limited Liability Company by deed dated December 30, 2016 from Lewis K. Johnson and wife, Jacqueline Johnson of record in Instrument No. 20170103-0000151, Register's Office for Davidson County, Tennessee and being property conveyed to MRB Developers, LLC, a Tennessee Limited Liability Company by deed dated March 13, 2017 from George P. Lauderback, II and wife, Tina Lynn Lauderback of record in Instrument No. 20170314-0024915, Register's Office for Davidson County, Tennessee.

This instrument is being recorded for the purpose of combining the legal description of the referenced deeds into one lot, same being 1521 and for the purpose of obtaining a separate map and parcel number for said lot.

This is unimproved property known more particularly as: **5608 B Pennsylvania Avenue, Nashville, TN 37209**

WITNESS my hand this 30th day of **March, 2017.**

MRB Developers, LLC, a Tennessee Limited Liability Company

By: Rhonda J. Freeman CFO
Rhonda J. Freeman, Chief Financial Officer

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Rhonda J. Freeman** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Chief Financial Officer** of **MRB Developers, LLC, a Tennessee Limited Liability Company** the within named bargainor, and that as such **Chief Financial Officer** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the said Limited Liability Company.

WITNESS my hand this 30th day of **March, 2017.**

Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, I. Dyke Tatum, 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.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.