THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20170028034 DEEDQC
Recvd: 04/03/17 15:28 3 pgs
Fees:17.00 Taxes:0.00
20170403-0032472

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jarred McNeal 1105 Sharpe Avenue Nashville, TN 37206	New Owner	083-01-0-130.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **TM Investment, LLC, a Tennessee limited liability company and Prime Nashville, LLC, a Tennessee limited liability company,** by these presents do hereby quitclaim and convey unto **Jarred McNeal, a married man** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 34 on the Map of W. H. Hyronemus Addition of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot. 34 fronts 50 feet on the Northerly side of Grand Avenue or Bailey Street and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Andrei Ellen Lee-Sadler Trustee by Quitclaim Deed from Willie Lawrence Richardson of record in Book 7198, Page 507, Register's Office for Davidson County, Tennessee, dated October 06, 1986 and recorded on April 09, 1987 and within the same deed the said Andrei Ellen Lee-Sadler, Trustee conveyed his interest in the subject property to Rosa Lee Richardson. The said Rosa Lee Richardson having since died 1-25-2012 leaving Gladys Brown, Rosa Richardson, Eleanor Dunn, John Richardson and Spencer Richardson as her only heirs at law and Affidavit of Heirship recorded on December 16, 2015, of record in Instrument No. 20151216-0126673.

Being the same property conveyed to TM Investment, LLC, a Tennessee limited liability company and Prime Nashville, LLC, a Tennessee limited liability company by Warranty deed from Gladys Brown, Rosa Richardson, Eleanor Dunn, John Richardson and Spencer Richardson of record in Instrument No. 20151216-0126674 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 16, 2015.

This is improved property also known as 923 Granada Avenue, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
23rd day of March 2017.

Meredith Malley
Affiant

My commission expires:
(Affix Seal)

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of March, 2017.

TM Investment, LLC, a Tennessee limited liability company

Mohamad Saba, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mohamad Saba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of TM Investment, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 23rd day of March, 2017.

Notary Public

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of March, 2017.

Prime Nashville, LLC, a Tennessee Limited Liability Company

Jarred McNeal, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, 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 Sole Member of Prime Nashville, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 23rd day of March, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018