Bill Garrett Davidson County
Batch# 39937 DEEDQC
12/20/2017 01:48:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171220-0129648

This Instrument Prepared By:
Harlan Dodson
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Mid Atlantic Corps, LLC 2315 Felicia Street Nashville, TN 37209	Same	092-11-0-090.03

IN ORDER TO ADMINISTER THE ESTATE OF **HOWARD GROVES**, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, and convey unto **MID ATLANTIC CORPS, LLC**, a Tennessee Limited Liability Company, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 and the westerly part of Lot No. 3 on the Map of J. W. Lawless' Subdivision of the Charles M. Stewart Tract, of record as Book 161, page 20, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning at a point in the northerly margin of Felicia Street, formerly Old Charlotte Road, or Stewart Street, east of the east right of way of the N.C. & St. L. Railroad; thence with the margin of Felicia Street, easterly 288 feet to a point; thence northerly 118.91 feet to the right of way line of said railroad; thence with said right of way line, southwesterly 311.75 feet, to the beginning.
>
> Being the same property conveyed to Mid Atlantic Products, LLC, by Warranty Deed from Jim Phelps, of record as Instrument No. 20101203-0096611, dated December 3, 2010, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The sole member of Mid Atlantic Products, LLC, Howard Groves, died testate on December 24, 2013. Katherine Madden, Executrix of the Estate of Howard Groves under Probate No. 13P-2058, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probated Division, executes this instrument on behalf of the estate and limited liability company.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Affiant

SUBSCRIBED AND SWORN TO before me this 7th day of December, 2017.

Phyllis R VanOlst
Notary Public

My Commission Expires: PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 4, 2020

This is improved property known as 2315 Felicia Street, Nashville, TN 37209.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 7th day of December, 2017.

Estate of Howard Groves

Katherine Madden, Executor

Katherine Madden, Executor
As the Sole Member of Mid Atlantic Products, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **KATHERINE MADDEN**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Howard Groves and acknowledged that she is the Executor of the Estate of Howard Groves, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Howard Groves

Witness my hand and official seal this 7th day of December, 2017.

Phyllis R VanOlst
NOTARY PUBLIC

My Commission Expires: PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 4, 2020