Bill Garrett Davidson County
Batch# 86210 DEEDQC
04/30/2018 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180430-0040350

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 27 day of April 2018.

Notary Public
My commission expires: 7.24.19

ERIN D. ROACH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
The MC2 Group, Inc. 639 E. Main Street Hendersonville, TN 37075	Same	105 11 0 192.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stratos Development, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **The MC2 Group, Inc., a Tennessee Corporation,** Grantee(s), it's heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Being a tract of land situated in the 17th Council District of Davidson County, Tennessee, being generally located west of and adjacent to Carvell Avenue, south of Southgate Avenue, north of Wedgewood Avenue and east of Neal Terrace Place, being the Robert A. O'Malley Revocable Trust property, as of record in QC-20151117-0116722 on file at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) in the westerly right of way of Carvell Avenue (a 25 foot right of way), said rod being the northeast corner of the Paul Jenkins property (DB-20100812-0063700), said rod also being located South 07 degrees 28 minutes West for a distance of 692 feet from the intersection of the centerlines of said Carvell Avenue and Southgate Avenue, said rod also having Tennessee State Plane (NAD 83) Coordinates of Northing 656575.74, Easting 1742016.53;

Thence, leaving the westerly right of way of said Carvell Avenue and with the north line of said Jenkins property, North 82 degrees 43 minutes 39 seconds West for a distance of 100.00 feet to an iron rod (new) in the east line of the Elizabeth Gammans property (DB-20050907-0107804), said rod also being the northwest corner of said Jenkins property;

Thence, leaving said Jenkins property and with the east line of a portion of said Gammans property; the east line of the Jean Roseman property (DB-20140905-0081359), the east line of the O.I.C. Townhomes at 1712 Neal Terrace property (MA-20160810-0083183), and a portion of the east line of the Margaret Susan Heffernon, Trustee property (QC-20090428-0038031), North 05 degrees 56 minutes 41 seconds East for a distance of 150.00 feet to an iron rod (new), said rod being the southwest corner of the Clay Kelton property (DB-20130912-0096228), and having Tennessee State Plane Coordinates of Northing 656737.60, Easting 1741932.87;

Thence, leaving said Heffernon property, and with the south line of said Kelton property, South 82 degrees 43 minutes 39 seconds East, passing a pipe at 99.40 feet, for a total of 100.00 feet to the westerly right of way of said Carvell Avenue, being the southeast corner of said Kelton property;

Thence, leaving said Kelton property and with said right of way, South 05 degrees 56 minutes 41 seconds West for a distance of 150.00 feet to the point of beginning, and containing 14,966 square feet or 0.344 acres, more or less.

Being the same property conveyed to Stratos Development, LLC, a Tennessee limited liability company, from Gordon W. O'Malley and George A. Street, Jr. as Alternate or Successor Co-Trustees of The O'Malley Family Trust, established under Article Four of The Robert A. O'Malley Revocable Trust Agreement dated November 6, 2015, and said parties were named as Alternate or Successor Co-Trustees of the O'Malley Family Trust under Article Six of said Trust Agreement, by Warranty Deed and recorded on June 9, 2017 of record Instrument Number 20170609-0057965, Register's Office for Davidson County, Tennessee.

Being also known as **1704 Carvell Drive, Nashville, Tennessee 37203.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

Stratos Development, LLC, a
Tennessee limited liability company

By: _____
Robert A. Cushman
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared *Robert A. Cushman **Stratos Development, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** as such **Sole Member**.

Witness my hand, at office, this 27 day of April, 2018.

_____
Notary Public

My commission expires: 7.24.19

ERIN D. ROACH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Being a tract of land situated in the 17th Council District of Davidson County, Tennessee, being generally located west of and adjacent to Carvell Avenue, south of Southgate Avenue, north of Wedgewood Avenue and east of Neal Terrace Place, being the Robert A. O'Malley Revocable Trust property, as of record in QC-20151117-0116722 on file at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod (new) in the westerly right of way of Carvell Avenue (a 25 foot right of way), said rod being the northeast corner of the Paul Jenkins property (DB-20100812-0063700), said rod also being located South 07 degrees 28 minutes West for a distance of 692 feet from the intersection of the centerlines of said Carvell Avenue and Southgate Avenue, said rod also having Tennessee State Plane (NAD 83) Coordinates of Northing 656575.74, Easting 1742016.53;

Thence, leaving the westerly right of way of said Carvell Avenue and with the north line of said Jenkins property, North 82 degrees 43 minutes 39 seconds West for a distance of 100.00 feet to an iron rod (new) in the east line of the Elizabeth Gammans property (DB-20050907-0107804), said rod also being the northwest corner of said Jenkins property;

Thence, leaving said Jenkins property and with the east line of a portion of said Gammans property; the east line of the Jean Roseman property (DB-20140905-0081359), the east line of the O.I.C. Townhomes at 1712 Neal Terrace property (MA-20160810-0083183), and a portion of the east line of the Margaret Susan Heffernon, Trustee property (QC-20090428-0038031), North 05 degrees 56 minutes 41 seconds East for a distance of 150.00 feet to an iron rod (new), said rod being the southwest corner of the Clay Kelton property (DB-20130912-0096228), and having Tennessee State Plane Coordinates of Northing 656737.60, Easting 1741932.87;

Thence, leaving said Heffernon property, and with the south line of said Kelton property, South 82 degrees 43 minutes 39 seconds East, passing a pipe at 99.40 feet, for a total of 100.00 feet to the westerly right of way of said Carvell Avenue, being the southeast corner of said Kelton property;

Thence, leaving said Kelton property and with said right of way, South 05 degrees 56 minutes 41 seconds West for a distance of 150.00 feet to the point of beginning, and containing 14,966 square feet or 0.344 acres, more or less.

Being the same property conveyed to MC2 Group, Inc., a Tennessee Corporation by Quitclaim Deed from Stratos Development, LLC, a Tennessee limited liability company dated _____, 2018 and filed for record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stratos Development, LLC, a Tennessee limited liability company, from Gordon W. O'Malley and George A. Street, Jr. as Alternate or Successor Co-Trustees of The O'Malley Family Trust, established under Article Four of The Robert A. O'Malley Revocable Trust Agreement dated November 6, 2015, and said parties were named as Alternate or Successor Co-Trustees of the O'Malley Family Trust under Article Six of said Trust Agreement, by Warranty Deed and recorded on June 9, 2017 of record Instrument Number 20170609-0057965, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust dated November 6, 2015 by Quitclaim Deed form Robert A. O'Malley and Betty R. O'Malley, by and through her Attorney-in-Fact, Robert O'Malley, which Quitclaim deed is dated March 6, 2015 and of record as Instrument No. 20151117-0116722, Register's Office for Davidson County, Tennessee. By the terms of the Trust Agreement of the Robert O'Malley Revocable Trust dated November 6, 2015, Article Four (4), the Trust shall become irrevocable upon the death of Robert A. O'Malley, and remaining trust assets are allocated to the O'Malley Family Trust, and Gordon W. O'Malley and George A. Street, Jr. were name as Alternate or Successor Co-Trustees. The said Robert A. O'Malley died on October 12, 2016.

SCHEDULE C
(Continued)

Being also known as 1704 Carvell Drive, Nashville, Tennessee 37203.

True Copy Certification

I, Jeremiah Bennett, 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 Sumner

Personally appeared before me, Erin D. Roach, a notary public for this county and state, Jeremiah Bennett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erin D. Roach
Notary's Signature

ERIN D. ROACH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 7.24.19