QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 143814 DEEDQC
09/21/2018 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180921-0093672

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON TRV

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance, 120 Anderson Lane Hendersonville TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Mario Grimes and Patricia M. Eboko Grimes	Mario Grimes and Patricia M. Eboko Grimes	041-16-0-014.00
(NAME) 1144 Tuckahoe Dr	(NAME) 1144 Tuckahoe Dr	
(ADDRESS) Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182391

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MP Home Solutions Pro, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Mario Grimes, and wife, Patricia M. Eboko Grimes, distribution as result of termination of MP Home Solutions Pro, LLC dated 2/22/2017, hereinafter called the GRANTEE, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 121 on the Plan of Bellshire Estates, Section V, of record in Plat Book 2133, page 114, amended in Book 4455, page 451, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to MP Home Solutions Pro, LLC, by Quitclaim Deed from Michael J. Ford, unmarried, dated June 26, 2017, and filed of record in Instrument No. 20170706-0067736, Register's Office for Davidson County, Tennessee.

BEING the same property in which a one-half interest was conveyed to Luxe Property Solutions, LLC, by Quitclaim Deed from MP Home Solutions Pro, LLC, dated December 16, 2017, and filed of record in Instrument No. 20171218-0128533, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Restrictions appearing of record in Book 6399, Page 1, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

distribution as result of termination of MP Home Solutions Pro, LLC dated 2/22/2017

unimproved
This is X property, known as 1144 Tuckahoe Drive Nashville, TN 37207
improved

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

Witness my hand, at office, this 19th day of September 2018.

Mario Grimes, Member

Patricia M. Eboko Grimes, Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mario Grimes and Patricia M. Eboko Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Members (or other officer authorized to execute the instrument) of M P Home Solutions Pro, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Members (or other authorized officer).

Witness my hand, at office, this ~~21st~~ 19th of September, 2018.

Notary Public
My Commission Expires: 7-24-2019

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

