Karen Y Johnson Davidson County
Batch# 161883 DEEDQC
11/16/2018 11:21:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20181116-0113051

Prepared By and Return To:
Concord Title
3000 Meridian Blvd.,
Suite 140
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

...al consideration of true value whichever is greater is $0.00

Affiant

Subscribed this ____ d

Notary Public
My Commissi

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ _____, Affiant
Subscribed and sworn before me this the 16 Day of NOV, 2018.
A. Goodman, Deputy Register

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
Christopher Muscatello 915 Cahal Ave, Unit 915B Nashville, TN 37206	New Owner	072 09 3D 002.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **MF Holdings, LLC,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST UNTO, **Christopher Muscatello** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 915B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at 915 Cahal, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171006-0102878 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to MF Holdings, LLC by Warranty Deed from Ryan Lampa and Christy Lampa, of record in Instrument No. 20170727-0076308, Register's Office for Davidson County, Tennessee, dated July 6, 2017 and recorded on July 27, 2017.

Being improved property also known as 915 Cahal Avenue, Unit 915B, Nashville, Tennessee 37206.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 14TH day of NOVEMBER, 2018

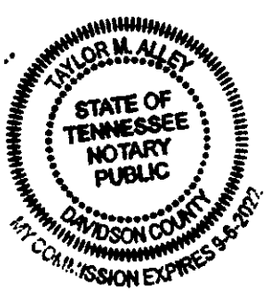
MF Holdings, LLC
By: J. Tyler Faulkner, member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **J. Tyler Faulkner, member of MF Holdings, LLC,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Notary Public

Commission Expires: 9/22



Witness my hand this 14TH day of NOVEMBER, 2018

MF Holdings, LLC
By: Christopher Muscatello, member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Christopher Muscatello, member of MF Holdings, LLC,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Notary Public

Commission Expires: 9/22

TAYLOR M. ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES 9-6-2019