This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

STATE OF TENNESSEE:
COUNTY OF ROBERTSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $-0-

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 5TH DAY OF DECEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Karen Y Johnson Davidson County
Batch# 171103 DEEDQC
12/06/2018 10:36:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181206-0118908

ADDRESS NEW OWNER:
Ben the Builder, LLC
P.O. Box 693
Greenbrier, TN 37073

SEND TAX BILLS TO:
NEW OWNER

TAX MAP/PARCEL
011 00 0 022.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledge, I, **MBS Investments, LLC, a Tennessee Limited Liability Company,** these presents do hereby quitclaim and convey unto **Ben the Builder, LLC, a Tennessee Limited Liability Company,** all of my right, title and interest in and to the following property located in DAVIDSON County, Tennessee:

TRACT #3 - 5.01 ACRES:

BEING located in Davidson County, Tennessee, on the southwest side of Greer Road, and being a portion of the property of record in Deed Book 6823, Page 245; Deed Book 4910, Page 554 and Deed Book 4544, Page 136, Register's Office, Davidson County, Tennessee. See Tax Map 11, Parcel 92.00, Tax Assessor's Office, Davidson County, Tennessee, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Greer Road, same being the northernmost corner of this tract and the southeast corner of Tract #2 of the Thrasher property (5.01 acres as per survey of same date), also being 291.50 feet south of the southeast corner of Linda Lou Thompson Putman (IN 20090605-0052121 and IN 20000718-0070657, RODCT) as you measure along said margin; thence with said margin South 47 degrees 34 minutes 27 seconds East 127.17 feet to an iron rod in said margin; thence leaving road with line of Tract #4 of the Thrasher property (5.18 acres as per survey of same date) South 49 degrees 48 minutes 02 seconds West 1053.94 feet to an iron rod; thence South 36 degrees 43 minutes 33 seconds East 568.38 feet to an iron rod at a 24-inch poplar tree; thence with line of Diana S. Finley (IN 20161110-0119352, RODCT) South 76 degrees 34 minutes 55 seconds West 186.46 feet to an iron rod at a post; thence with line of Keith Groves (IN 20170301-0020142, RODCT) South 76 degrees 35 minutes 48 seconds West 95.52 feet to an iron rod; thence with line of said Tract #2 North 18 degrees 30 minutes 18 seconds West 565.43 feet to an iron rod; thence North 47 degrees 41 minutes 38 seconds East 1115.51 feet to the point of beginning containing 5.01 acres more or less by survey by Jim Carman, Registered Land Surveyor,

Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 20, 2017.

Being a portion of the same property conveyed to Ben the Builder, LLC, a Tennessee Limited Liability Company by Warranty Deed from Emma June Thrasher, filed in Instrument Number 20180105-0001656; and a portion of the same property conveyed to MBS Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ben the Builder, LLC, a Tennessee Limited Liability Company, filed in Instrument Number 20180202-0010749, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2019 and subsequent years.

This is un-improved property known as: **Tract# 3, 2977 Greer Road, Goodlettsville, TN 37072**

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand and seal on this the 5th day of December, 2018.

MBS Investments, LLC, a Tennessee Limited Liability Company

BY: _____
Michael Benjamin Suggs, Member

State of Tennessee)
County of Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Benjamin Suggs, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of MBS INVESTMENTS, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member of said MBS INVESTMENTS, LLC, a Tennessee Limited Liability Company.

Witness my hand, at office, this the 5th day of December, 2018.

_____
Notary Public

My commission expires:

