Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mastran Properties, LLC 1706 Grand Ave. Nashville, TN 37212	New Owner	092-16-0-322.00 092-16-0-321.00
This instrument prepared by: Shawn R. Henry, Attorney Tune, Entrekin & White, P.C. 315 Deaderick Street, Suite 1700 Nashville, Tennessee 37238-1700		

QUITCLAIM DEED

THE PURPOSE OF THIS INSTRUMENT IS TO CONVEY AND TO CONSOLIDATE REAL PROPERTY TAX PARCELS 321 and 322 ON PROPERTY TAX MAP 92-16 AS ONE SINGLE PARCEL ON THE OFFICIAL PROPERTY MAP OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **DAVID V. MASTRAN (GRANTOR)** by these presents does hereby quitclaim and convey unto **MASTRAN PROPERTIES, LLC (GRANTEE)**, a Tennessee limited liability company, its successors and assigns, forever, all rights, title and interest in and to, those certain tracts or parcels of real estate situated and located in the 19th Councilmanic District of Davidson County, Tennessee, more particularly described as follows (the "Property"):

TRACT NO. I (tax parcel 321 identified as 903 18th Avenue South, Nashville, TN 37212): **Being** Lot No. 149 on O.B. Hayes Plan of Small Lots, of record in Plan Book 1, Page 81, of the Chancery Court at Davidson County, Tennessee. Said Lot No. 149 fronts 50 feet on the westerly side of Eighteenth Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet more or less to an alley; and

TRACT NO. II (tax parcel 322 identified as 908 18th Avenue South, Nashville, TN 37212): **Being** Lot No. 148 in O.B. Hayes Plan of Small Lots of record in Plan Book 1, Page 81, of the Chancery Court at Davidson County, Tennessee. Said Lot No. 148 fronts 50 feet on the westerly side of Eighteenth Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to David V. Mastran from Harold R. Ragsdale by Warranty Deed of record as Instrument Number 20180928-0096472, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 248364 DEEDQC
06/25/2019 01:44:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190625-0061417

The Property is improved property. This conveyance is made expressly subject to all easements, limitations, restrictions and encumbrances as may affect the Property.

WITNESS my hand this the 17 day of June, ~~2019~~.

DAVID V. MASTRAN

STATE OF TENNESSEE]
SS.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named David V. Mastran ~~&~~ _____, the bargainor, with whom I am personally acquainted and who acknowledged that he is owner of Properties, ~~executed~~ the within and foregoing **QUITCLAIM DEED** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June, 2019.

My Commission Expires: 11/03/2020

Notary Public

BENJAMIN LARUE MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 17 day of June, 2019.

My Commission Expires: 11/03/2020

Notary Public

BENJAMIN LARUE MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY