Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mastran Properties, LLC 1706 Grand Ave. Nashville, TN 37212	New Owner	104-04-0-068 104-04-0-069 104-04-0-070
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 68, 69 and 70 ON PROPERTY TAX MAP 104-04 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 68 identified as 1710 Grand Avenue, Nashville, TN 37212): **Being** the westerly 50 feet of Lots Nos. 102 and 103 and the westerly 50 feet of the southerly part of Lot No. 104 on the Plan of O.B. Hayes' Small Lots, of record in Plat Book 1, Page 69, Chancery Court of Nashville.
>
> Said parts of Lots Nos. 102, 103 and 104 front 50 feet on the northerly side of Grand Avenue, formerly Hayes Street, and run back between parallel lines with the easterly margin of the 18th Avenue South, formerly Shields Avenue, 140 feet to the southerly margin of a private alley.

Tract No. I being the same property conveyed to David V. Mastran from Dennis William Morgan by Warranty Deed of record in Instrument Number 2016013-0003627 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 248364 DEEDQC
06/25/2019 01:44:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190625-0061418

TRACT NO. II (tax parcel 69 identified as 1708 Grand Avenue, Nashville, TN 37212): **Being** the easterly 50 feet of the westerly 100 feet of Lots No. 102 and 103, and the easterly 50 feet of the westerly 100 feet of the southerly 40 feet of Lot No. 104 on O.B. Hayes' Plan of Small Lots, as of record in Plan Book No. 1, Page 69, Chancery Court at Nashville, described as follows:

Beginning on the northerly margin of Grand Avenue, formerly Hayes or Central Street, 50 feet easterly from the easterly margin of 18th Avenue South, formerly Lamar Street or Shields Avenue; thence with the northerly margin of Grand Avenue, easterly 50 feet; thence northerly parallel with 18th Avenue, 140 feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 50 feet; thence southerly 140 feet to the beginning.

TRACT NO. III (tax parcel 70 identified as 1706 Grand Avenue, Nashville, TN 37212): **Being** the easterly 50 feet of Lots No. 102 and 103 and the easterly 50 feet of the southerly 40 feet of Lot No. 104 on the Plan of O.B. Hayes' Small Lots of record in Plat Book 1 at page 60, Chancery Court of Nashville, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of Lots No. 102, 103 and 104 fronts 50 feet on the northerly side of Grand, formerly Hayes Street and runs back between parallel lines, with the westerly margin of an alley, 140 feet to a private alley.

Tracts No. II and III being the same property conveyed to David V. Mastran by Special Warranty Deed from Sony/ATV Music Publishing, LLC of record in Instrument Number 20060906-0109882 in the Register's Office for Davidson County, Tennessee.

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, ——— of ———, the bargainor, with whom I am personally acquainted and who acknowledged that he is owner of the property, 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 17th day of June, 2019.

My Commission Expires: 11/03/2020

Notary Public

BENJAMIN LARUE MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY