Name and Address of New Owner:
MC2 Development
2129 11th Ave N Nashville TN 37208

Send Tax Bills To:
MC2 Development
Same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 248431 DEEDQC
06/25/2019 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20190625-0061510

Map & Parcel No: 081-03-0-240.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jamithia Jenkins,** "the Grantor," convey and quitclaim unto **MC2 Development,** "the Grantee," the following described real estate in Davidson County, Tennessee :

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the southeast part of Lot No. 29 in Owen's Buena Vista Tract, as of record in Book 57, Page 26, Register's Office for said county, and described partly according to a survey dated January 31, 1961, (revised July 18, 1961) by Hickerson & Hickerson, Engineers, (Job No. 33-16), as follows:

Beginning in the westerly margin of 11th Avenue North, at an iron pin 50 feet North 21 deg. 17' West of the original line of said Lot No. 29; thence South 68 deg. 43' West parallel with the said original line of Lot No. 29, 154.8 feet to an iron pin; thence, North 21 deg. 17' West parallel with the margin of 11th Avenue North, 50 feet to an iron pin (passing at about 46 feet another iron pin which is a marker for adjacent property); thence North 68 deg. 43' East 154.8 feet to an iron pin in the westerly margin of 11th Avenue North; thence with said margin, South 21 deg. 17' East 50 feet to the beginning.

Being the same property conveyed to Jamithia Jenkins by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, recorded on December 20, 2013, and of record in Instrument No. 20131220-0128653, Register's Office for Davidson County, Tennessee.

This property is known as 2129 11th Avenue North, Nashville, TN 37208.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 6th day of June, 2019.

_____(SEAL)
Jamithia Jenkins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jamithia Jenkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of June, 2019.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **130,000.00**, 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
6th day of June, 2019.

_____
Notary Public
My commission expires: 3-8-2021

File # 2019-384

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

S THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19