Karen Johnson Davidson County
Batch# 259572 DEEDQC
07/19/2019 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190719-0071024

Prepared by and return to:
MDIM Properties, LLC
337 Hill Avenue
Nashville, Tennessee 37210

QUITCLAIM DEED

New Owner's Address:	**Send Tax Bills To:**	**Map and Parcel No.:**
MDIM Properties, LLC 337 Hill Avenue Nashville, TN 37210	MDIM Properties, LLC 337 Hill Avenue Nashville, TN 37210	106-11-0-022.00

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, INGRAM EXPRESS SERVICES, LLC, a Tennessee limited liability company (hereinafter called the **"Grantor"**), does hereby grant, transfer, convey and quitclaim unto MDIM PROPERTIES, LLC, a Tennessee limited liability company (hereinafter called the "**Grantee**"), the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION.

This being the same property conveyed to Ingram Express Services, LLC by virtue of a Warranty Deed from James H. Frazier dated November 15, 2001, as appears in Instrument No. 20020214-0019739 in the Register's Office of Davidson County, Tennessee.

Commonly known as 333-335 Hill Avenue, Nashville, Tennessee 37210.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. City and/or County Taxes for the year 2019 and subsequent years; A lien, not yet due or payable.
2. All matters as shown on the plan of record in Plat Book 4460, page 191, Register's Office for Davidson County, Tennessee.
3. Articles of Organization for Ingram Express Services, LLC of record in Book 10161, page 31, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is prepared with information provided by the parties and without the benefit of a title search or examination pursuant to the parties' request.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed this 17 day of July 2019.

GRANTOR:

INGRAM EXPRESS SERVICES, LLC

By: _____
Name: Adam Ingram
Title: Manager

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

On this 17th day of July 2019, before me personally appeared Adam Ingram, Manager of INGRAM EXPRESS SERVICES, LLC, a Tennessee limited liability company, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

My commission expires: Nov. 8, 2021

[Affix Notarial Seal]

JAMIE HINCHMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2021

EXHIBIT A

Legal Description

Land in the 16th Councilmanic District of Nashville, Davidson County, Tennessee being bounded on the north by Hill Avenue on the east by Hamil on the south by State of Tennessee and on the west by Tennessee Development Corp. and being Lot 8, Section 3, Interstate Park South of record in Book 4460, page 161, Register's Office for Davidson County, Tennessee and being further described according to a survey by Campbell McRae and Associates, Inc. by John Hood R.L.S. #1838 dated 10-29-01 more particularly as follows:

Commencing at a concrete monument(old) on the southerly margin of Hill Avenue (60' ROW), said monument being the northwest corner of Lot 7, Section 3, Interstate Park South Book 4460, page 191, R.O.D.C.T owned by Tennessee Development Corp.(Book 7704, page 436, R.O.D.C.T); thence South 44 deg. 58 min. 00 sec. East 188.02 feet to an iron rod (new) at the common front corner of said Lot 7 and of Lot 8 of said Section 3, Interstate Park South, the true point of beginning for the herein described land; thence with the southerly margin of said Hill Avenue South 46 deg. 43 min. 37 sec. East 97.00 feet to an iron rod(old) at the Northwest corner of Lot 9 of said Section 3, Interstate Park South owned by Hugh Hamnil (Book 5083, page 946, R.O.D.C.T.); thence leaving said Hill Avenue with the line between said Lots 8 and 9 South 43 deg. 16 min. 26 sec. West 194.69 feet (194.36 ' Plat), to an iron road (new) in the northerly line of State of Tennessee Land (Book 1303, page 291, R.O.D.C.T.); thence with said State of Tennesse Land North 50 deg. 30 min. 00 sec. West 97.18 feet (97.21' Plat) to an iron rod (new) at the Southeast corner of said Lot 7, thence with the line between said Lots 7 and 8 North 43 deg. 15 min. 57 sec. East 201.08 feet (200.84' Plat) to the point of beginning containing 19191.84 Sq. Ft. or 0.44 acres more or less.

ABOVE DESCRIPTION COPIED FROM A PRIOR INSTRUMENT OF RECORD.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer for Tennessee recording tax purposes is $1.00.

MDIM PROPERTIES, LLC

By: _____
Name: Adam Ingram
Title: Manager

Subscribed and sworn to before me on this 17 day of July 2019.

_____
Notary Public

My commission expires: Nov. 8, 2021

[Affix Notarial Seal]

JAMIE HINCHMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2021

DocID: 4810-8349-3788.1

True Copy Certification

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

Stefanie Ravenhill
Signature

State of Missouri

County of St. Louis

Personally appeared before me, Margaret L. Davenport, a notary public for this county and state, Stefanie Ravenhill who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Margaret L. Davenport
Notary's Signature

My Commission Expires: 3-27-2022
Notary' Seal (if on paper)

MARGARET L. DAVENPORT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Mar. 27, 2022
Commission # 14598413