QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 268388 DEEDQC
08/07/2019 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190807-0078610

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: June 21, 2020 (AFFIX SEAL)

MARY GEARY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 37210

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
NEW OWNER	NEW OWNER	082-05-0-075.00
MLH Holdings, LLC	**MLH Holdings, LLC**	
1014 4th Avenue South	**1014 4th Avenue South**	
Nashville, Tennessee 37210	**Nashville, Tennessee 37210**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Daniel Hogan, a married man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **MLH Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED AT 1712 4TH AVENUE N, TOWN OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, SAID PREMISES BEING FURTHER DESCRIBED AS FOLLOWS:

BEING THE SOUTH 32 1/2 FEEL OF LOT NO. 31, ON THE PLAN OF D. T. MCGAVOCKS PLAN OF 98 LOTS IN NORTH NASHVILLE, OF RECORD IN PLAT BOOK 21, PAGE 7, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

SAID PART OF SAID FRONTS 32 1/2 FESTOON THE WEST SIDE OF 4TH AVENUE NORTH, AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED LO CHOICE CITY HOMES, LLC FROM CHARLES R. HALL AND WIFE, GUINN S. HALL BY WARRANTY DEED DATED MARCH 27, 2014 AND RECORDED MARCH 31, 2014 IN INSTRUMENT #20140331-0026291, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED TO DANIEL HOGAN BY WARRANTY DEED RECORDED IN INSTRUMENT #20141217-0115373, SAID REGISTER'S OFFICE. This is improved property, is known as 1712 4th Avenue North, Nashville, Tennessee 37208.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of July, 2019.

DANIEL HOGAN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

On this the 29th day of July 2019, before me personally appeared Daniel Hogan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2019.

Notary Public
My Commission Expires: June 21, 2020

MATT GERTH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:

SOBRO LAW GROUP, PLLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

