THIS INSTRUMENT PREPARED BY:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, STE. 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Brianna Morant
6001 Sherwood Dr.
Nashville, TN 37215

Send Tax Bill to:
Owner

Map-Parcel: 082-08-0 283.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26 day of August, 2019.

Notary Public

My Commission Expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($0.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **M. PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENCE DO HEREBY CONVEY TO **BRIANNA MORANT, AN UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit A.

THIS IS IMPROVED PROPERTY KNOWN AS: 1004 11th Avenue North, Nashville, TN 37208.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 26 day of August, 2019.

M. Properties, LLC

BY: _____
Brianna Morant, Member

Karen Johnson Davidson County
Batch# 277176 DEEDQC
08/28/2019 09:56:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190828-0086675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brianna Morant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, a LLC, and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Brianna Morant as such MEMBER.

Witness my hand and official seal this 26 day of August, 2019

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being the northerly 35 feet of the southerly 112 feet of Lots Nos. 20 and 21 on the plan of B.S. Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office

Said part of Lots Nos. 20 and 21 fronts 35 feet on the easterly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Brianna Morant by Warranty Deed from Marie Maddix of record in Instrument No. 20140815-0074060, Dated August 8, 2014. Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to M. Properties, LLC, by Quitclaim Deed from Brianna Morant, dated 04/05/2016, of record in Instrument No. 20160422-0039150, said Register's Office.