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:
12/16/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
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: 716 McFerrin Ave, Nashville, TN 37206.

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# 277183 DEEDQC
08/28/2019 10:04:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190828-0086684

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 Lot No. 9, Plan of J.W. Hart's Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 129, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brianna Morant and husband, Jason Morant by Warranty Deed from Jacqueline Jefferson, An Unmarried Woman, dated 12/24/2013, of record in Instrument No. 20131226-0130099, said Register's Office.

Also being the same property conveyed to M. Properties, LLC by deed from Brianna Morant and husband, Jason Morant, dated 12/30/2014, of record in Instrument No. 20141231-0119141, said Register's Office.