Karen Johnson Davidson County
Batch# 305581 DEEDQC
10/24/2019 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191024-0109167

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

QUITCLAIM DEED

ZANA C. PASTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 23rd DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0849

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew B. Manson, married	NEW OWNER	Map: 06409029500 and 06409029600
(NAME) 513 South Paradise Drive	(NAME)	
(ADDRESS) Gilbert, AZ 85233	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MM PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY F/K/A MM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW B. MANSON, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 of Block 4 on the Plan of Berryville, as of record in Plat Book 421, Page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to MM Property LLC, a Tennessee limited liability company f/k/a MM Properties, LLC, a Tennessee limited liability company, by deed from Curtis F. Seals and wife, Debbie Seals, of record in Instrument No. 20080714-0072287, dated July 7, 2008, Register's Office for said County. See also deed from Jennifer L. Bingham and Sam Hubert Frye, as joint tenants with right of survivorship, to Curtis F. Seals and wife, Debbie Seals, of record in Instrument 20071106-0130868, dated October 31, 2007, said Register's Office.

and,

Land in Davidson County, Tennessee, being Lot No. 20 of Block 4 on the Plan of Berryville, as of record in Plat Book 421, Page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to MM Property LLC, a Tennessee limited liability company f/k/a MM Properties, LLC, a Tennessee limited liability company by deed from Curtis F. Seals and wife, Debbie Seals of record in Instrument 20080529-0054646, dated May 28, 2008.

This is improved property, known as 4221 Woods St., Old Hickory, TN 37138 and 4223 Woods St., Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 23rd day of October, 2019.

MM Property LLC, a Tennessee limited liability company f/k/a MM Properties LLC, a Tennessee limited liability company

By: _____
Matthew B. Manson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew B. Manson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member respectively of MM Property LLC, a Tennessee limited liability company f/k/a MM Properties LLC, a Tennessee limited liability company the within named bargainer, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of October, 2019.

My Commission Expires: 5/2/22

_____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.