Karen Johnson Davidson County
Batch# 338647 DEEDQC
01/06/2020 08:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200106-0001187

This Instrument Prepared By and Return to:

Garside & Hunter, PLLC 1104 Fatherland Street Nashville, TN 37206 (615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION 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, **MP Enterprises, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and convey unto **Mark Evans,** an unmarried man, hereinafter called the Grantee, his 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. 125 on the Plan of Section One, Caldwell Country Estates of record in Plat Book 2663, Page (s) 68 and 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MP Enterprises, LLC, a Tennessee Limited liability company by Warranty deed from RIT Nashville, LLC, a Florida limited liability company of record in Instrument No. 20130826-0089503 Register's Office for Davidson County, Tennessee, dated August 09, 2013 and recorded on August 26, 2013, Affidavit of Scrivener's Error recorded on September 27, 2013, recorded in Instrument No. 20130927-0101761. (Value of consideration shown in aforementioned deed $99,900.00.)

Being also known as 225 Blackman Road Nashville, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 3 day of January 2020
~~December~~, ~~2019~~.

Mark Evans, Member of MP Enterprises, LLC

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Mark Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in his capacity as Member of MP Enterprises, LLC for the purposes contained herein.

Witness my hand and seal this 3 day of January, 2020 ~~December, 2019~~.

Notary Public

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Mark Evans 73 White Bridge Road, Ste 103-174 Nashville, TN 37205	New Owner	Davidson County: 147-06-0-193.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 3 day of ~~December, 2019.~~ January 2020

Notary Public

My Commission Expires:
05/09/23

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leslie A. Garside, 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, Marcy Morgan, a notary public for this county and state, Leslie A. Garside 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: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020