QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 356176 DEEDQC
02/10/2020 03:44:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200210-0015231

J-MP-20-1114

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

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 6th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/8/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MP Home Solutions Pro, Inc and Discover TN Home Offers, LLC	**New Owners**	
(NAME)	(NAME)	**081-11-0-463.00**
1114 Wheless Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MP Home Solutions Pro, Inc,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MP HOME SOLUTIONS PRO, INC, a Tennessee Limited Liablity Company, and DISCOVER TN HOME OFFERS, LLC, a Tennessee Limited Liability Company, with a 50% interest each as Tenants in Common,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Being a part of the South 82 feet of the West 124 feet of Lot No. 123 on the Map of Addition to the Town of McGavock of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of the South 82 feet of the West 124 feet of Lot No. 123 is described according to an unrecorded survey made by Hickerson and Hickerson Engineers, on January 27, 1962, as follows:

Beginning at a point on the North side of Wheless Street at its intersection with 12th Avenue North; thence North along the Easterly margin of 12th Avenue North 82 feet to a point; thence North 52 degrees 30 minutes East 67 feet to a point; thence South 37 degrees 30 minutes East 82 feet to a point in the Northerly margin of Wheless; thence South 52 degrees 30 minutes West along the Northerly margin of Wheless Street 67 feet to the point of beginning.

Being the same property conveyed to MP Home Solutions PRO Inc by Warranty deed from Rhonda Ganaway, a married woman of record in Instrument No. 20191126-0121966 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 26, 2016. (Value of consideration shown in aforementioned deed $165,887.72.) Being also known as 1114 Wheless St Nashville, Tennessee 37208.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1114 Wheless St, Nashville, Tennessee 37208**.

Witness my hand this the 4 day of February, 2020.

MP Home Solutions Pro, Inc

Patricia Grimes

Patricia Grimes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Patricia Grimes,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as Authorized Agent for **MP HOME SOLUTIONS PRO, INC**, a Tennessee Corporation, the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 4 day of February, 2020.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212