PREPARED BY AND RETURN TO:
M. Todd Jackson
Todd Jackson Law, PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

Karen Johnson Davidson County
Batch# 381456 DEEDQC
04/03/2020 10:59:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200403-0035925

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Music City Developers, LLC 703 Pendragon Court Franklin, TN 37067	Music City Developers, LLC (same)

TAX MAP - PARCEL NUMBERS: 105 03 0 124.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Music City Property Holdings, LLC a Wyoming limited liability company,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto, **Music City Developers, LLC, a Tennessee limited liability company,** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, beginning on the westerly margin of First Avenue, South, formerly Maple Street, 63 feet Southerly from the Southerly side of Mallory Street, being Gillianis' Southeast corner; thence with his Southerly line, Westerly 190 feet, more or less, to the Easterly margin on an alley; thence with the Easterly margin of said alley, Southerly 35 feet; thence Easterly parallel with the first line, 190 feet more or less, to the Westerly margin of First Avenue South; thence with the Westerly margin of said Avenue, Northerly 35 feet, to the beginning, in said county.

Being the same property conveyed to Music City Property Holdings, LLC a Wyoming Limited Liability Company, by Warranty Deed from Thomas M. Love, IV, married dated February 10, 2020 and recorded February 12, 2020 of record d in Instrument No. 20200212-0015924 Register's Office for Davidson County, Tennessee.

This property known as: 1105 1st Avenue South, Nashville, TN 37210.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premise.

WITNESS MY HAND on this the 2 day of April, 2020.

Music City Property Holdings, LLC, a Wyoming limited liability company

By: Safe harbor Property Exchange Inc., a Tennessee Corporation

By: _____
M. Todd Jackson, President

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, M. Todd Jackson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Safe Harbor Property Exchange Inc., a Tennessee Corporation, which is the Manager of Music City Property Holdings, LLC, a Wyoming limited liability company the within named bargainor, and that he as such President of Safe Harbor Property Exchange Inc., a Tennessee Corporation executed the foregoing instrument for the purpose therein contained, by signing his name as President.

WITNESS MY HAND AND OFFICIAL SEAL, this 2 day of April, 2020.

My commission expires:
My Commission Expires
October 21, 2020

_____
Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2 day of April, 2020.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 2 day of April, 2020.

My commission expires:
My Commission Expires
October 21, 2020

_____
Notary Public (Seal)