Karen Johnson Davidson County
Batch# 381456 DEEDQC
04/03/2020 10:59:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200403-0035926

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

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: 105 030 109.00

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 II, 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:

The property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Tract IV improved property known as 1102 2nd Avenue South, Nashville, Tennessee 37210. Lot in the City of Nashville, Tennessee, on the East side on the Second Avenue South (Market Street) beginning at Thomas Walker's Southwest corner which is Four Hundred and Fifty (450) feet from Chestnut Street and running thence Southwardly with the Eastern margin of Second Avenue, South (Market Street) Easterly and parallel with Thomas Walker's Southern boundary line One Hundred and Eighty (180) feet more or less to an alley; thence Northwardly with said alley Forty (40) feet to Thomas Walker's Southeast corner and then Westwardly One Hundred and Eighty (180) feet, more or less, with Thomas Walker's Southern boundary line to the beginning.

Being the same property conveyed to Music City Property Holdings II, LLC a Wyoming Limited Liability Company by Warranty Deed from James M. Jacanin, married dated February 7, 2020 and recorded February February 12, 2020 of record in Instrument No. 20200212-0015914 Register's Office for Davidson County, Tennessee

This property known as: 1102 2nd 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 II, 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 II, 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

STATE OF TENNESSEE NOTARY PUBLIC

_____
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

STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public (Seal)