Karen Johnson Davidson County
Batch# 399221 DEEDQC
05/12/2020 12:16:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200512-0049146

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MG Street Holdings, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz	72-5-40.00 72-5-42.00 72-5-43.00	MG Street Holdings, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz
This instrument prepared by: Bradley Arant Boult Cummings LLP (Richard E. Graves) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, E TRINITY LN PROJECTS LLC, a Tennessee limited liability company (the "Grantor"), by these presents hereby sells, assigns and quitclaims to MG STREET HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 935 and 937 Trinity Lane, Nashville, Tennessee 37210, and 3002 and 3004 Ambrose Avenue, Nashville, Tennessee 37210.

The Property is conveyed subject to the real estate taxes for the year 2020 and subsequent years, a lien, but not yet due and payable.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 1ST day of April, 2020.

GRANTOR:

E TRINITY LN PROJECTS LLC

By: _____
Name: Michael R. ~~Zellner~~ ZELLER
Title: Owner

By: _____
Name: Robert Butler
Title: Owner

STATE OF TN
COUNTY OF DAVIDSON

Before me, STEVEN T. MORRIS the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael R. ZELLER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the MEMBER of E TRINITY LN PROJECTS LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of E TRINITY LN PROJECTS LLC as MEMBER, on behalf of said limited liability companies.

Witness my hand and seal, this 1ST ~~day of April, 2020~~.

Notary Public

My Commission expires:
5-3-21
(seal)

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TN
COUNTY OF DAVIDSON

Before me, STEVEN T. MORRIS the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the MEMBER of E TRINITY LN PROJECTS LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of E TRINITY LN PROJECTS LLC as MEMBER, on behalf of said limited liability companies.

Witness my hand and seal, this 1ST day of April, 2020.

Notary Public

My Commission expires:
5-3-21
(seal)

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 1st day of April, 2020.

Notary Public
My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

EXHIBIT A

DESCRIPTION OF PROPERTY

Parcel 1

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Rothwood, Section I, of record in Plan Book 1424, Page 134, Register's Office for Davidson, County Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed by Quitclaim Deed from Robert K. Butler and Michael R. Zeller to E Trinity LN Projects, LLC, a Tennessee limited liability company as recorded on the 31st day of July, 2017 in Instrument No. 20170731-0077259, in the Register's Office of Davidson County, Tennessee.

Parcel 2

Tract 1

Land in Davidson County, Tennessee, being part of the westerly part of Business Block "A" and part of a 10-foot alley lying along the northerly margin of Business Block "A" on the plan of Section 1 Rothwood, of record in Book 1424, Page 134, Register's Office for said county, described according to a survey by Robert L. Sylar, dated May 6, 1968, revised by James A. Hamilton, Jr., as follows:

Beginning at an iron pipe in the northerly margin of Trinity Lane at the southwest corner of the John Deal property as agreed on upon by an Agreement between Myers Truck and Caster Company, Inc., and John W. Deal and wife, of record in Book 4557, Page 134, said Register's Office; thence with the margin of said Lane North 85 degrees 24 minutes West 98.87 feet to an iron pin at the beginning of a curve; thence around said curve northwesterly 28.6 feet to an iron pin in the easterly margin of Ambrose Avenue; thence with the margin of said Avenue, North 3 degrees East 199 feet to an iron pin in the westerly boundary of Lot No. 10 of said Rothwood Subdivision; thence along a curve, southeasterly 31.34 feet to an iron pin in the southerly boundary of said Lot 10; thence with the same, South 87 degrees East 101.17 feet to an iron pin, being Deal's northwest corner as per Agreement above refereed to; thence along his line, South 4 degrees 14 minutes West 200.45 feet to the point of beginning.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, as follows:

Beginning at a point in the east margin of Ambrose Avenue, at the corner of Lot Nos. 10 and 11; thence with the line between said lots, easterly 212.7 feet to a point; thence southerly 70 feet to the north line of a 20 foot alley; thence with the margin of the same, westerly 192.7 feet to the beginning of a curve; thence around said curve, northeasterly 31.4 feet to the east margin of Ambrose Avenue; thence with the margin of the same, northerly 50 feet to the point of

beginning.

Together with that portion of a 20' alley conveyed to Henry C. Dorris by deed of record in Book 10178, Page 661, said Register's Office.

Tracts 1 and Tract 2 being the same property conveyed by Warranty Deed from Estate of Henry C. Dorris to E Trinity LN Projects LLC, a Tennessee limited liability company as recorded on the 6th day of October, 2014 in Instrument No. 20141006-0092561, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022