Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2020.

Notary Public
My commission expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 413549 DEEDQC
06/11/2020 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200611-0059912

Address of New Owner:	Send Tax Bills to:	Tax Information
Erin Mackenzie McMurry 140 Two Mile Pk Goodlettsville, TN 37072	New Owner	026-01-0-114.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Able Builders, Inc., a Tennessee corporation,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Erin Mackenzie McMurry, an unmarried woman** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Being a tract or parcel of land located in Goodlettsville, Davidson County, Tennessee, said tract being the property conveyed to ABLE Builders, Inc., A Tennessee Corporation, by deed of record as Instrument No. 20190618-0058629, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the easterly Right-of-Way line of Two Mile Pike, said point being the southwesterly corner of property conveyed to Kenneth L. Cook by deed of record as Instr. #20130813_0084971, R.O.D.C., and being the northwesterly corner of the herein described tract,
Thence, leaving said Right-of-Way line with the southerly line of the aforementioned Kenneth L. Cook property N 52deg09min45sec E, 333.35 feet to an existing iron pin,
Thence, leaving said southerly line with the westerly line of CSX Railroad S 17deg00min00sec E, 66.50 feet to an 18" Hackberry tree,
Thence, leaving said westerly line with the northerly line of property conveyed to Rita S. White by deed of record in Book 8615, Page 731, R.O.D.C., S 47deg42min35sec W, 330.38 feet to an existing iron pin,
Thence, leaving said northerly line with the easterly Right-of-Way line of Two Mile Pike and a curve to the left 89.98 feet, said curve having a central angle of 01deg17min24sec, a radius of 3,997.00 feet, and a chord of N 25deg11min45sec W, 89.98 feet to an existing iron pin and the point of beginning.

Being the same property conveyed to Able Builders, Inc., a Tennessee corporation, by Warranty Deed from Betty L. Strother, a one-third (1/3) undivided interest, Claude Gerry Strother, Jr., a two-ninths (2/9) undivided interest, Cynthia Strother Terry, a two-ninths (2/9) undivided interest, and Cayle Cumming Strother, a two-ninths (2/9) undivided interest, dated June 12, 2019 of record as Instrument No. 20190618-0058629, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 140 Two Mile Pike Goodlettsville, TN 37072.

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 2nd day of June, 2020.

Able Builders, Inc.
a Tennessee corporation

By: Hossein Moradipour
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hossein Moradipour, President of The MC2 Group, Inc.,** the within named bargainor, **a Tennessee corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such President.

Witness my hand and official seal at Brentwood, Tennessee, this the 2nd day of June, 2020.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

My Commission expires: 7-6-2020

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

