Prepared By:
Pillar Title and Escrow, LLC
131 Donelson Pike
Nashville, Tennessee 37214

Address New Owner(s)
Mollie Jannasch
604 McFerrin Avenue
Nashville, Tennessee 37206

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
082-12-0-170.00

Karen Johnson Davidson County
Batch# 473013 DEEDQC
09/10/2020 10:34:08 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200910-0103160

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **BALA BY MJ, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor(s)") does hereby quitclaim and convey unto **MOLLIE JANNASCH,** ("Grantee(s)"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of F.O.Beazley's, Subdivision of the Vaughn Tract of record in Plan Book 2, page 105, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bala By MJ, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated January 21, 2020, recorded January 23, 2020, of record in Instrument No. 20200123-0008395, Register's Office for Davidson County, Tennessee.

This is improved property known as **604 McFerrin Avenue, Nashville, Tennessee 37206.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1 day of Sept, 2020.

BALA BY MJ, LLC

BY: _____
MOLLIE JANNASCH, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Mollie Jannasch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole Member of Bala By MJ, LLC, the within named bargainor, a Tennessee limited liability company, and that such sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Mollie Jannasch.

Witness my hand, at office, this 1 day of September, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 1-3-23
STATE OF TENNESSEE
COUNTY OF Davidson

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration for this transfer is $1.

_____
AFFIANT

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

_____
NOTARY PUBLIC

My Commission Expires: 1-3-23

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY