Karen Johnson Davidson County
Batch# 536207 DEEDQC
12/17/2020 07:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201217-0149070

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-178

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth McGuire	Same as Owner	081-06-0-163.00
(NAME) 3825 Bedford Avenue, Suite 102	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **McGu Investments, LLC**, a Tennessee limited liability company (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Elizabeth Pagano McGuire**, a married woman (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in the 20th Councilmanic District of Davidson County, Tennessee, being part of Lots No. 4, 8 and 9 on the Plan of J. Matt Williams Subdivision of Lot No. 8, Harding Bosley tract, as of record in Plat Book 332, Page 54, Register's Office for said County, and more particularly described as follows: Beginning on a concrete monument in the Northerly right-of-way of Buchanan Street, approximately 287.1 feet West of the West right-of-way of 26th Avenue North; thence, along said Buchanan Street North 84 degrees 42' 15" West 62 54 feet; thence, leaving said North right-of-way, North 04 degrees 19' 17" East 149.72 feet to a drill hole; thence, North 78 degrees 51' 27" West 2.08 feet to a concrete monument at the Southeast corner of Lot No. 110, shown on the plan of Cumberland Gardens, Section Two, Plat Book 2854, Page 92; thence, with said Lot No. 110, North 06 degrees 24' 03" East 9.81 feet to a concrete monument at the Southwest comer of Lot No. 1, shown on the plan of Cumberland Gardens, Section Seven, Plat Book 3106, Page 101; thence, with Lot No. 1 South 84 degrees 36' 43" East 63.00 feet; thence, South 03 degrees 38' 19" West. 10.00 feet to a concrete monument at the Northwest corner of Lot No. 2, shown on the plan of J. Matt Williams Subdivision, Plat Book 3842, Page 47; thence with said Lot North. 2, South 03 degrees 54' 00" West

149.67 feet to the point of beginning, according to a survey by Patrick S. Coode, Registered Land Surveyor, Tennessee No. 855, dated May 16, 2003.

Being the same property conveyed to MCGU INVESTMENTS, LLC, a Tennessee limited liability company, from WANDA MCLAY, pursuant to that certain Warranty Deed, dated May 20, 2020, of record as Instrument No. 20200526-0054178, Register's Office, Davidson County, Tennessee.

This is improved property located at 2610 Buchanan St., Nashville, TN 37208.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 14th day of Decemeber, 2020.

GRANTOR:

MCGU INVESTMENTS, LLC,
a Tennessee limited liability company

By: Elizabeth Pagano McGuire
Elizabeth Pagano McGuire, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Elizabeth Pagano McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Managing Member of MCGU INVESTMENTS, LLC, a Tennessee limited liability company, and being duly authorized, executed of the foregoing instrument on behalf of said company.

WITNESS my hand, at office, this 14 day of December, 2020.



Notary Public

My Commission Expires: 3/8/2022

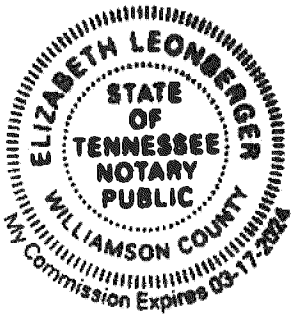
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3·17·2024