D

Karen Johnson Davidson County
Batch# 554710 DEEDQC
01/14/2021 03:41:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210114-0006735

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2020-2352	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 12 day of Jan. 2021. *Notary Public* *My commission expires:* 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

Name and Address of New Owner: MBO11 Holdings GP 167 Antioch Pike Nashville, TN 37211	
Send Tax Bills To: Owner	
Street Address of Subject Property: 2012 Owen Street Unit A & B Nashville, TN, 37208	**Parcel ID:** 081-07-0-112.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **H & B Development Partners**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **MBO11 Holdings GP,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly 100 feet of the Westerly 128 Feet of Lot No. 12 on the Map of Owen's Buena Vista Plan of Record in Plan Book 1, Page 84, Chancery Court, Nashville, Tennessee. Said part of said Lot is described according to a survey prepared by Hickerson Miller-Engineers, surveyors on February 7, 1957 as follows:

Beginning at an iron pin located in the Easterly Margin of Owen Street 032.8 Feet from the intersection of The Margins of Owen and Clay Streets; said point of beginning being the original Southwest corner of Lot No. 12 Running thence the following courses and distances: N 21 Degrees 45' W along the Easterly Margin of Owen Street for a distance of 54 Feet to an iron pin; thence N 69 Degrees 30' E for a distance of 128 Feet to an iron pin located in the Westerly

Being a portion of the same property conveyed to H and B Development Partners by Quitclaim deed from Legacy11, LLC, a Tennessee Limited Liability Company and Foundation Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150428-0037834 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 28, 2015.

WITNESS my hand this 12th day of Jan, 2021.

Grantor –

H&B Development Partners, a Tennessee general partnership

BY: _____
Rodney L. VanWagoner

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Rodney L. VanWagoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself, Agent of H&B Development Partners, a Tennessee general partnership, the within named bargainor, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself, as Agent of H&B Development Partners, of said company.

WITNESS my hand and seal at office, this 12th day of Jan, 2021.

_____
NOTARY PUBLIC

My commission expires: 7-20-2024

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024