QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 561634 DEEDQC
01/26/2021 02:23:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210126-0011659

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Jan, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-21

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 3-8-21

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
McMT Properties, LLC	**Mortgage Investors Group**	
(NAME)	(NAME)	
1540 W Silliker Ave	**8320 East Walker Springs Lane**	**091-12-0X-001.00-CO**
(ADDRESS)	(ADDRESS)	
La Habra, CA 90631	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark McGarry and Tamara McGarry ("Grantor") has bargained and sold, and by these presents does transfer and convey unto McMT Properties, LLC, ("Grantee") his successors and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4009 Indiana Ave Residences, a horizontal Property Regime with Private Elements of record as Instrument No. 20190731-0075250 and being shown on Plat attached thereto as Exhibit in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark McGarry and Tamara McGarry, husband and wife by Warranty Deed from MRE OZ Fund, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201231-0155250, Register's Office for Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 4009A Indiana Ave, Nashville, TN 37209

PH

Witness our hands this the 22 day of January, 2021.

Mark McGarry

Tamara McGarry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark McGarry and Tamara McGarry (the bargainors), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of January, 2021.

Notary Public
My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

PH