# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 570999 DEEDQC
02/09/2021 11:20:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210209-0018433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$NONE~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY HARDEMAN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN. — My Commission Expires MAR 6, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

## THE PURPOSE OF THIS DEED IS TO COMBINE FOUR TRACTS/PARCELS INTO ONE PARCEL

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MOMO Real Estate Investment, Inc. | New Owner | 071-12-0-347; 071-12-0-348; 071-12-0-349; 071-12-0-350 |
| (NAME) | (NAME) | |
| 1 Beaver Ridge Ct | | |
| (ADDRESS) | (ADDRESS) | |
| Elgin, SC 29045 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 1,2,3 and 4 on the Plan of Final Plat of Resubdivision of Part of Lot 4 on the Plan of William White Lands and Lot No. 11 of Joywood Subdivision, of record in Plat at Instrument No. 20130812-0084047, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION by Deed of record in Instrument No. 20190820-0083194, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS WHICH MAY AFFECT THE PREMISES.

**THIS PURPOSE OF THIS DEED IS TO COMBINE THE 4 SEPARATE MAP AND PARCEL NUMBERS INTO 1 MAP AND PARCEL**

unimproved ☐
This is improved ☒ property, known as 1699, 1701, 1703 and 1705 Lischey Ave, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 9th day of February, 2021.

MOMO Real Estate Investment, Inc., a Tennessee Corporation

By: Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized agent for **MOMO Real Estate Investment, Inc.**, the within named bargainor, a corporation, and that he as authorized agent executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as authorized agent.

**WITNESS** my hand, at office, this 9th day of February, 2021.

Notary Public

My Commission Expires: _____