Karen Johnson Davidson County
Batch# 588449 DEEDQC
03/10/2021 08:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210310-0031110

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of March, 2021 NOTARY PUBLIC COMMISSION EXPIRES: 3-7-2023 (AFFIX SEAL)	(Blank for Register's Office Endorsement Stamp) SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
EDJT, LLC 3806 Auburn Lane Nashville, TN 37215	Same as Owner	091-05-0C-746.00-C

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **MARK McMILLEN** and wife, **KATHERINE McMILLEN**, and **D & S 615 PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter "Grantors") hereby convey, remise, release and quitclaim unto **EDJT, LLC**, a Tennessee limited liability company (hereinafter "Grantee"), and its successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 746 on the Plan of Vernon Avenue Town homes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, of record in Instrument 200610240131877, said Register's Office, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, Reference is hereby made to the plan of Vernon Avenue Townhomes, as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610240131877 for a more complete identification and description of said units.

Being the same property conveyed to Grantor D & S 615 Properties, LLC, a Tennessee limited liability company, by warranty deed from Alaina Hagy of record in Instrument No. 20190415-0034443 in the Register's Office for Davidson County, Tennessee, and in which subsequently a one-half (1/2) undivided interest as tenant in common was conveyed to Grantor Mark McMillen by Quitclaim Deed from D & S 615 Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20190607-0054493, in said Register's Office, and in which subsequently Grantor Mark McMillen conveyed a tenancy by the entireties interest in his one-half (1/2) undivided interest to his wife, Grantor Katherine McMillen, by quitclaim deed of record in Instrument No. 20210121-0009159 in said Register's Office.

This is improved property known as 746 Vernon Avenue, Nashville, TN 37209.

This conveyance is expressly subject to the Deed of Trust of record in Instrument No. 20190415-0034444 in said Register's Office.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 8 day of March, 2021.

Mark McMillen, Grantor

Katherine McMillen, Grantor

D & S 615 Properties, LLC, a Tennessee
limited liability company, Grantor

By: Samantha Wilson
Samantha Wilson, Sole Member

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 McMillen and Katherine McMillen, within named bargainors, with who I am personally acquainted or proved to me upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 8 day of March, 2021.

Commission Expires: 3-7-2023

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Notary Public

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 Samantha Wilson, who upon oath acknowledged herself to be the Sole Member of D & & S 615 Properties, LLC, a Tennessee limited liability company, a within named bargainor, with who I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Sole Member of said bargainor, and in my presence executed the within instrument by signing for said bargainor by herself as said Sole Member, further upon oath acknowledging that she did so for and on behalf of said bargainor as its sole Member, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 8 day of March, 2021.

Commission Expires: 3-7-2023

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett, III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature