Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 595812 DEEDQC
03/19/2021 03:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210319-0036898

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 24 day of Feb, 2021.

Notary Public
My commission expires: 5/25/22

MICAH R JENT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
The Mc2 Group Inc	New Owner	**072-05-0-164.00**
639 E. Main Street ste B202		**072-05-0-066.00**
Hendersonville, TN 37075		**072-05-0-065.00**
		072-05-0-064.00
		072-05-0-068.00
		072-05-0-067.00
		072-05-0-063.00
		072-05-0-061.00
		072-05-0-062.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Mc2 Group Inc., a Tennessee Corporation**, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Elvira Ave, LLC, a Tennessee limited liability company**, Grantee(s), its successors and assigns, its entire right, title, and interest in and to the real property described as follows:

Tract 1:
Land in Davidson County, Tennessee, beginning at an iron pin in the westerly margin of Keeling Avenue, said point of beginning being 249 feet northerly from the southeasterly corner of the tract of land conveyed to Mrs. Elise C. Startup by deed form B.A. Overton and wife, of record in Book 1160, page 487, Register's Office for Davidson County, Tennessee; thence northerly along the westerly margin of said Avenue and continuing a total distance of 322 feet to the right-of-way of the L&N Railroad; thence southwesterly with said right-of-way 386 feet to an iron pin; thence easterly 209.4 feet, more or less, to the point of beginning.

Being the same property conveyed to The MC2 Group Inc by Deed from Daryl Adler dated March 8th, 2019 and filed for record in Inst. No. 20190312-0022528 Register's Office of Davidson County, Tennessee.
Being Known as 0 Keeling Ave Nashville, TN 37216

Tract 2:

Land in Davidson County, Tennessee being West 57 feet of the south 200.00 feet of Lot No. 20 on the plan of C.W. Waller Subdivision of John Anderson's Home Place of record in Book 421, page 35 Register's Office of Davidson County, Tennessee.

Said Part of Lot No. 20 fronts 57.00 feet on the northerly margin of Elvira Avenue and extends back between parallel lines along the easterly margin of a 40.0 foot unnamed street 200.00 feet to a dead line.

Being the same property conveyed to The MC2 Group Inc by Deed from Timothy Drown and Ryan Moriarity dated March 8th, 2019 and filed for record in Inst. No. 20190312-0022411, Register's Office of Davidson County, Tennessee.
Being known as 903 Elvira Ave Nashville, TN 37216

Tract 3:
Land in Davidson County, Tennessee being Lot No. 2 on the plan of O.R. Campbell subdivision of recordin Plat Book 1424, page 5 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to The MC2 Group Inc by Deed from PLR Properties, LLC dated March 8th, 2019 and filed for record in Inst. No. 20190312-0022405 Register's Office of Davidson County, Tennessee.
Being known as 905 Elvira Ave Nashville, TN 37216

Tract 4:
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of O.R. Campbell Subdivision of record in Plat Book 1424, page 5, 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 The MC2 Group, Inc., a Tennessee corporation, by Warranty Deed from Chris Thomas dated February 14, 2019 of record as Instrument No. 20190219-0014762, Register's Office for Davidson County, Tennessee.
Being Known 907 Elvira Ave Nashville, TN 37216

Tract 5:
Land in Davidson County, Tennessee, being part of Lot No. 1 (also known as part of Lots 21 and 22) on the Plat of Lot No. 10 and Lots 21 and 26, C. W. Waller's Subdivision of John D. Anderson Home Place of record in Plat Book 547, Page 6, in the Register's Office for Davidson County, Tennessee.

Less and Plus portions of Elvira Avenue abandoned and extended Metropolitan Government of Davidson County, Tennessee according to Ordinance N0. 0085799.

Being the same property conveyed to The MC2 Group Inc a Tennessee Corporation By deed from Stratos Development, LLC a Tennessee limited liability company by Deed

dated May 11th, 2018 and filed for record in Inst No. 20180517-0047179 Register's Office of Davidson County, Tennessee.
Being also known as 899 Elvira Avenue, Nashville, Tennessee 37216.

Tract 6:
Land in Davidson County, Tennessee, Commencing at McGhee's corner and extending 101 feet on Elvira Avenue to a point, said point being the corner of the property heretofore deeded by Mrs. Mollie Stansberry to her daughter, Mrs. Hester Hall; said property runs back between parallel lines to a railroad and is part of Lot No. 1 in Waller's Subdivision of record in Plat Book 547, Page 6, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The MC2 Group Inc a Tennessee Corporation By deed from Stratos Development, LLC a Tennessee limited liability company by Deed dated May 11th, 2018 and filed for record in Inst No. 20180517-0047179 Register's Office of Davidson County, Tennessee.
Being also known as 901 Elvira Avenue, Nashville, Tennessee 37216.

Tract 7:
Being Lot 4 on the O.R. Campbell Subdivision, a re-subdivision of Part
of Lots 18, 19 and 20 of the C.W. Waller Subdivision of John D. Anderson
Home Place of record in Book 1424, Page 5, Register's Office of Davidson
County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MC2 Group, Inc., a Tennessee Corporation by Warranty Deed from William L. Cogdill and wife, Theresa L. Cogdill dated May 11. 2018 and filed for record on May 17, 2018 in Instrument Number 20180517-0047180, Register's Office for Davidson County, Tennessee.
Being known 909 Elvira Ave Nashville, TN 37216

Tract 8:
Being Lots 18, 19 and 20 on C.W. Waller's Subdivision of the
John D. Anderson Home Place of record in Book 421, Page 35, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MC2 Group, Inc., a Tennessee Corporation by Warranty Deed from William L. Cogdill and wife, Theresa L. Cogdill dated May 11. 2018 and filed for record on May 17, 2018 in Instrument Number 20180517-0047180, Register's Office for Davidson County, Tennessee.
Being known 909B Elvira Ave Nashville, TN 37216

Tract 9:
Land in Davidson County, Tennessee, being the East 69 feet of Lot No. 18 on the Map of C.W. Wallers Subdivision of the John D. Anderson Homeplace, as of record in Book

421, Page 35, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 69 feet on northerly side of Elvira Avenue and runs back between lines 410.6 feet on the easterly line and 420 feet, more or less, on the westerly line, to a deed line in the rear on which it measures 69 feet.

Being the same property conveyed to MC2 Group, Inc., a Tennessee Corporation by Warranty Deed from William L. Cogdill and wife, Theresa L. Cogdill dated May 11. 2018 and filed for record on May 17, 2018 in Instrument Number 20180517-0047180, Register's Office for Davidson County, Tennessee.
Being known 911 Elvira Ave Nashville, TN 37216

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

The MC2 Group Inc.,
A Tennessee Corporation

By: _____
Robert A. Cushman
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Robert A. Cushman Authorized Representative of The MC2 Group Inc., a Tennessee Corporation**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the Tennessee Corporation for the purposes therein contained as Authorized Representative.

Witness my hand, at office, this 20 day of Feb, 2021.

_____
Notary Public

My commission expires: 5/25/22

MICAH R JENT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, CRYSTAL DANTON, 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 true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally, appeared before be, Gina Shoemake, a notary public for the county and state, Crystal Danton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GINA L SHOEMAKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12-19-2023