Karen Johnson Davidson County
Batch# 606782 DEEDQC
04/05/2021 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210405-0044023

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-178

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
McGu Investments, LLC	Same as Owner	081-10-0-238.00
(NAME) 3825 Bedford Avenue, Suite 102	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth McGuire**, a married woman (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **McGu Investments, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tyler's three Lot Subdivision, Osage Street & 23rd Ave. North, of record in Plat Book 8250, page 75, Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elizabeth McGuire, by Warranty Deed from Andrew A. Anglemyer, Unmarried, of record in Instrument No. 20191118-0118384, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2020.

This is improved property located at 2302 Osage Street, Nashville, TN 37208.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 26 day of February, 2021.

GRANTOR:

Elizabeth McGuire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Elizabeth McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of February, 2021.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

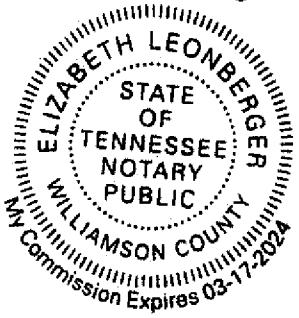
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024