Karen Johnson Davidson County
Batch# 610944 DEEDQC
04/08/2021 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210408-0047006

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MP Home Solutions Pro, Inc.	**Same**	
(NAME)	(NAME)	
5115 Maryland Way		**081-11-0-463.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DISCOVER TN HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

MP HOME SOLUTIONS PRO, INC., A TENNESSEE CORPORATION ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PART OF THE SOUTH 82 FEET OF THE WEST 124 FEET OF LOT NO. 123 ON THE MAP OF ADDITION TO THE TOWN OF MCGAVOCK OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF THE SOUTH 82 FEET OF THE WEST 124 FEET OF LOT NO. 123 IS DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY HICKERSON AND HICKERSON ENGINEERS, ON JANUARY 27, 1962, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF WHELESS STREET AT ITS INTERSECTION WITH 12TH AVENUE NORTH; THENCE NORTH ALONG THE EASTERLY MARGIN OF 12TH AVENUE NORTH 82 FEET TO A POINT; THENCE NORTH 52 DEGREES 30 MINUTES EAST 67 FEET TO A POINT; THENCE SOUTH 37 DEGREES 30 MINUTES EAST 82 FEET TO A POINT IN THE NORTHERLY MARGIN OF WHELESS; THENCE SOUTH 52 DEGREES 30 MINUTES WEST ALONG THE NORTHERLY MARGIN OF WHELESS STREET 67 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MP HOME SOLUTIONS PRO, INC AND DISCOVER TN HOME OFFERS, LLC, BY QUITCLAIM DEED FROM MP HOME SOLUTIONS PRO, INC., OF RECORD IN INSTRUMENT NUMBER 20200210-0015231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1114 Wheless Street, Nashville, Tennessee 37208**

Witness our hands this the 8th day of April, 2021.

DISCOVER TN HOME OFFERS, LLC

BY: JOHN GLEAVES
ITS: AUTHORIZED AGENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 8th day of April 2021, before me personally appeared **John Gleaves**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Authorized Agent** for **Discover TN Home Offers, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that he as such **Authorized Agent** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of April, 2021.

Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-02-2022

True Copy Certification

I, John Gleaves, 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

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY