QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 627149 DEEDQC
04/30/2021 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210430-0058575

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PARTICIPANT PROPERTIES, LLC	NEW OWNER	082-05-0-075.00
(NAME) 1014 4TH AVENUE SOUTH	(NAME)	
(ADDRESS) NASHVILLE, TN 37210	(ADDRESS)	
(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MLH HOLDINGS, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **PARTICIPANT PROPERTIES, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land with all the buildings and improvements thereon situated at 1712 4th Avenue North, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being the south 32.5 feet of Lot No. 31, on the Plan of D.T. McGavock's Plan of 98 lots in North Nashville, of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee and described as follows:

Said part of said lot fronts 32.5 feet on the west side of 4th Avenue North, and runs back between parallel lines 174 feet, more of less, to an alley.

Being the same property conveyed to MLH Holdings, LLC by Quitclaim Deed from Daniel Hogan, a married man, of record as Instrument No. 20190807-0078610, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 1712 4th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8 day of April, 2021.

MLH HOLDINGS, LLC

DANIEL HOGAN, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the _____ day of April, 2021, before me personally appeared Daniel Hogan, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Member of MLH Holdings, LLC, and that he, as Member, executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Commission Expires: 8/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

