QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 686931 DEEDQC
07/30/2021 11:51:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210730-0102767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

THE PURPOSE OF THIS DEED IS TO COMBINE TWO TRACTS/PARCELS INTO ONE PARCEL

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOMO REAL ESTATE INVESTMENTS, Inc.	New Owner	07108027200 07112000100
(NAME) 1 Beaver Ridge Ct	(NAME)	
(ADDRESS) Elgin, SC 29045	(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MOMO REAL ESTATE INVESTMENTS, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **MOMO REAL ESTATE INVESTMENTS, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS WHICH MAY AFFECT THE PREMISES.

THIS PURPOSE OF THIS DEED IS TO COMBINE THE 2 SEPARATE MAP AND PARCEL NUMBERS INTO 1 MAP AND PARCEL

unimproved ☐
This is improved ☒ property, known as 1804 and 1806 Lischey Ave, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 30th day of July, 2021.

MOMO REAL ESTATE INVESTMENTS, Inc., a Tennessee Corporation

By: Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized agent for **MOMO REAL ESTATE INVESTMENTS, Inc.**, the within named bargainor, a corporation, and that he as authorized agent executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as authorized agent.

WITNESS my hand, at office, this 30th day of July, 2021.

Notary Public

My Commission Expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2025

EXHIBIT A

1804 LISCHEY AVENUE

LAND THE 12TH, FORMERLY 17TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE PLAN OF THE OGDEN PROPERTY, AS OF RECORD IN PLAN BOOK 1, PAGES 115 AND 133, CHANCERY COURT AT NASHVILLE, AND BEING LOT NO. 3 ON A SURVEY OF PART OF SAID LOT 2 FOR W. WEST, MADE BY Z.J. WILKINSON, SURVEYOR, JULY 22, 1952, AND DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF LISCHEY AVENUE, 125.5 FEET NORTHERLY FROM THE NORTHWEST INTERSECTION OF SAID AVENUE AND EDITH AVENUE, SAID POINT BEING THE COMMON CORNER OF LOTS 2 AND 3 ON SAID WILKINSON SURVEY; THENCE WITH THE LINE BETWEEN SAID LOTS NORTH 80° 30' WEST 347 FEET TO THE NORTHEAST CORNER OF LOT 1 ON SAID SURVEY; THENCE CONTINUING NORTH 80° 30' WEST, WITH THE LINE BETWEEN LOTS 1 AND 3, 108.5 FEET TO A POINT IN A ROCK FENCE; THENCE WITH SAID ROCK FENCE, NORTH 5° 45' EAST 110 FEET TO THE COMMON WESTERLY CORNER OF LOTS 3 AND 4 ON SAID SURVEY; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTH 80° 15' EAST 459 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF LISCHEY AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, SOUTH 7° 30' WEST 108.5 FEET TO THE BEGINNING.

1806 LISCHEY AVENUE

BEING PART OF LOT NO. 2 ON THE PLAN OF OGDEN PROPERTY, OF RECORD IN PLAN BOOK 1, PAGES 115 AND 133, CHANCERY COURT AT NASHVILLE, AND BEING LOT NO.4 ON A SURVEY OF PART OF SAID LOT 2, FOR W. WEST, MADE BY Z.J. WILKINSON, SURVEYOR, JULY 22, 1952, AND DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF LISCHEY AVENUE AT AN RON PIN 234 FEET NORTHERLY FROM THE NORTHWEST INTERSECTION OF SAID AVENUE AND EDITH AVENUE, SAID POINT BEING THE COMMON CORNER OF LOTS 3 AND 4 ON SAID WILKINSON SURVEY; THENCE WITH THE LINE BETWEEN SAID LOTS, N80 DEG 15' W, 459 FEET TO A POINT IN A ROCK FENCE; THENCE WITH SAID ROCK FENCE N5 DEG 45' E, 70 FEET TO A POINT, THE COMMON WESTERLY CORNER OF LOTS 4 AND SON SAID SURVEY; THENCE WITH THE LINE BETWEEN SAID LOTS EASTWARDLY 464 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF LISCHEY AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, S7 DEG 30' W, 134 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MOMO REAL ESTATE INVESTMENTS BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20210701-0089159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.