QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 700282 DEEDQC
08/18/2021 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210818-0111697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2023

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Evans	**Same**	
(NAME)	(NAME)	
73 White Bridge Rd	73 White Bridge Rd	**142-14-0G-070.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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,

MP ENTERPRISES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY ("GRANTOR")

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

MARK EVANS, UNMARRIED ("GRANTEE")

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 26B ON THE PLAN OF MCPHERSON PLACE TOWNHOMES, AS SHOWN ON THE COLLECTIVE EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MCPHERSON PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20060601-0064701, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MP ENTERPRISES, LLC A KENTUCKY LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM NEAL LAMPLEY OF RECORD IN INSTRUMENT NO. 20140826-0077842 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 19, 2014 AND RECORDED ON AUGUST 26, 2014.

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

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****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: **730 McPherson Drive, Nashville, TN 37221**

Witness our hands this the 18 day of August, 2021.

MP ENTERPRISES, LLC

By: Mark Evans, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 18 day of August, 2021, before me personally appeared **Mark Evans**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of MP Enterprises, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of MP Enterprises, LLC, as Authorized Agent.

Witness my hand and official seal, this the 18 day of August, 2021.

Notary Public
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/18/21.

Date

Affiant Signature

08/18/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON