Karen Johnson Davidson County
Batch# 705714 DEEDQC
08/27/2021 09:32:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0115802

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
423 Veritas, LLC 639 E. Main Street, STE B202 Hendersonville, TN 37075	423 Veritas, LLC 639 E. Main Street, STE B202 Hendersonville, TN 37075	Parcel No. 133-05-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **THE MC2 GROUP, INC.**, a Tennessee corporation (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **423 VERITAS, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of August, 2021, but is effective as of the 25th day of August, 2021.

GRANTOR:

THE MC2 GROUP, INC.,
a Tennessee corporation

By: _____
Name: Robert A. Cushman
Its: Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert A. Cushman, the Authorized Representative of The MC2 Group, Inc., a Tennessee Corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Robert A. Cushman, as such Authorized Representative.

Witness my hand and official seal this 25th day of August, 2021

My Commission Expires:
9/5/2021

_____
Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

AFFIDAVIT OF VALUE

I, Brian Hurst, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 25 day of August, 2021.

_____
Affiant

_____
Notary Public

My Commission Expires: 9/5/2021

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

EXHIBIT "A"

Legal Description of the Property

A certain townhome located in Davidson County, Tennessee, being Unit No. 1 of 421 Veritas Street Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Proveriperty Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 421 Veritas Street Townhomes, a Horizontal Property Regime of record in Instrument Number 20200409-0037318, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to The MC2 Group, Inc. a Tennessee corporation, by Warranty Deed from Julie Hurst, Trustee of the Bruce A Hurst Operating Irrevocable Investment Services Trust dated April 17, 2020 of record as Instrument No. 20200420-0040918, Register's Office for Davidson County, Tennessee.

A certain townhome located in Davidson County, Tennessee, being Unit No. 2 of 421 Veritas Street Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Proveriperty Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 421 Veritas Street Townhomes, a Horizontal Property Regime of record in Instrument Number 20200409-0037318, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

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A certain townhome located in Davidson County, Tennessee, being Unit No. 3 of 421 Veritas Street Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Proveriperty Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 421 Veritas Street Townhomes, a Horizontal Property Regime of record in Instrument Number 20200409-0037318, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

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