QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 741918 DEEDQC
10/22/2021 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211022-0142389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY (and return to):

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Evans	**Same**	
(NAME)	(NAME)	**133140A06500CO**
73 White Bridge Rd		
(ADDRESS)	(ADDRESS)	
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 E-7 OF THE VILLAGE OF GRASSMERE FORMERLY OAKCREST CONDOMINIUMS CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AS SHOWN ON PLAT OF RECORD IN NAT BOOK 5200, PAGE 413, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5884, PAGE 960 AND AMENDED AND RESTATED IN BOOK 9559, PAGE 939, INSTRUMENT NO. 1999123-09959939, AND INSTRUMENT NO. 20041102-0131823 AND INSTRUMENT NO. 20060630-00786787, AND FURTHER AMENDED IN INSTRUMENT NO. 20070301-0025595 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MP ENTERPRISES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM BARNEY R. SOMERVILLE, AN UNMARRIED INDIVIDUAL OF RECORD IN INSTRUMENT NO. 20141113-0104927 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2014 AND RECORDED ON NOVEMBER 13, 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: **420 Elysian Fields Road, Unit E7, Nashville, Tennessee 37211**

Witness our hands this the 5th day of October, 2021.

MP ENTERPRISES, LLC

Leslie Garside

By: Leslie Garside, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 5th day of October, 2021, before me personally appeared **Leslie Garside**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Authorized Agent of MP Enterprises, LLC, the within named bargainor, a limited liability company, and that she 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 5th day of October, 2021.

Emily Manno

Notary Public
My Commission Expires:

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **October 5, 2021**.

Date

Affiant Signature

October 5, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **October**, 20**21**.

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