Karen Johnson Davidson County
Batch# 750665 DEEDQC
11/08/2021 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211108-0148799

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 28 day of October, 2021.

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Mollie Jannasch PO Box 159082 Nashville, TN 37215	NEW OWNER	072-02-0-159.00

FOR AND IN 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 ACKNOWLEDEGED, I, **Bala by MJ, LLC** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Mollie Jannasch, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property sinuate in Davidson County, Tennessee, and described as follows, to- wit:

Being the Westerly one-half of Lot No. 51 on the Plan of Inglewood Place as shown on plat of record in Book 332, page 101, Register's Office for Davidson County, Tennessee and further described as follows:

Said part of Lot No. 51 fronts 50 feet on the Southerly side of Shelton Avenue and runs back between parallel lines 202.5 feet to a dead line.

Being the same property conveyed to Ben A. Steel by Warranty deed from Mario A. Robles of record in Instrument No. 20060906-0110023 Register's Office for Davidson County, Tennessee, dated August 31, 2006 and recorded on September 06, 2006.

Being the same property conveyed to Music City Holdings, LLC, a Tennessee limited liability company by Warranty deed from Ben A. Steel, single of record in Instrument No. 20210405-0044326 Register's Office for Davidson County, Tennessee, dated April 02, 2021 and recorded on April 05, 2021.

Being the same property conveyed to Bala By MJ, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210615-0080359 Register's Office for Davidson County, Tennessee, dated April 02, 2021 and recorded on June 15, 2021.

Being also known as 1116 Shelton Ave Nashville, Tennessee 37216.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever 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 28 day of Oct., 2021.

Bala By MJ, LLC

BY: _____
Mollie Jannasch, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mollie Jannasch*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Member*** of ***Bala by MJ, LLC*** the within named bargainor, and that he/she as such ***Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Member***.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

_____
Notary Public
My Commission Expires:

Certificate of Authenticity

I, **Nick Harris**, 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 **10-28-2021**.

Affiant Signature

10-28-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28th** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 3/7/22

Date

