Karen Johnson Davidson County
Batch# 775685 DEEDQC
12/17/2021 09:29:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211217-0166956

*** The purpose of this instrument is the consolidation of three (3) contiguous parcels into one (1) parcel.**

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 16th day of December, 2021.

Notary Public

My Commission Expires: ____ / ____ / ____

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mack Props, LLC 1519 Amesbury Lane Franklin, TN 37069	[SAME]	Prior to consolidation: 08108042600 08108042700 08108042800

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mack Props, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Mack Props, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be duly executed as of the date set forth below.

Grantor:

MACK PROPS, LLC,
a Tennessee Limited Liability Company

By: _____

Print Name: Tianna Lohmann

Its: Managing Member

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tianna Lohmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Member** of **Mack Props, LLC** (the "Company"), a Tennessee limited liability company, the bargainor, and that he as such Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Company by himself as such Officer.

Witness my hand and seal the 16th day of December, 2021.

_____
Notary Public

My Commission Expires: 01/16/2024

AIDA WOODROOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JAN. 16, 2024

The purpose of this Quit Claim Deed of Consolidation is to consolidate two (2) contiguous parcels in to one (1) parcel.

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2021 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

- 1719 6th Ave. North (08108042600), Nashville, TN 37208
- 1721 6th Ave. North (08108042700), Nashville, TN 37208
- 1723 6th Ave. North (08108042700), Nashville, TN 37208

[*Notarized Signature on Next Page*]

EXHIBIT A

Legal Description

Parcel 1:

1719 6th Ave. North (08108042600), Nashville, TN 37208

Land in Davidson County, Tennessee, being Lot No. 204, on the Plan of North Nashville Real Estate Company, of record in Plat Book 21, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mack Props, LLC, a Tennessee limited liability company from Nashville Rental Partners, GP, a Tennessee general partnership by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20210405-0043928.

Parcel 2:

1721 6th Ave. North (08108042700), Nashville, TN 37208

Land in Davidson County, Tennessee, being the South 30 feet of Lot No. 202 on the Map of North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee. Said part of Lot No. 202 fronts 30 feet on the West side of 6th Avenue North and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mack Props, LLC, a Tennessee limited liability company from Nashville Rental Partners, GP, a Tennessee general partnership by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20210405-0043928

Parcel 3:

1723 6th Ave. North (08108042700), Nashville, TN 37208

Land in Davidson County, Tennessee, being the Northerly 20 feet of Lot No. 202 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. and Land in Davidson County, Tennessee, being all of Lot No. 200 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mack Props, LLC, a Tennessee limited liability company from Nashville Rental Partners, GP, a Tennessee general partnership by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20210405-0043928.