Karen Johnson Davidson County
Batch# 790409 DEEDQC
01/14/2022 10:38:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220114-0005818

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Sylvan Holdings, LLC 200 Chamberlin Street Nashville, TN 37209	New Owner	104-01-0-122.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Justin Scalise and Angela Shields, husband and wife, by these presents do hereby quitclaim and convey unto **Sylvan Holdings, LLC, a Tennessee limited liability company,** its successors and assigns, all their right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 35 and part of Lot No. 36 of Block 26 on the Map of a subdivision of Plummer Place, as of record in Book 161, page 35, Register's Office for Davidson County, Tennessee. Said Lot 35 fronts 50 feet on the Easterly side of Chamberlain, formerly 38th Ave. North or Center Street, and extends back between parallel lines, 150 feet to an alley.

Said part of Lot No. 36 is described as follows: BEGINNING on the Easterly margin of Chamberlain Street, formerly 38th Avenue North or Center Street, at the Southwest corner of Lot No. 35; thence with the line between Lots Nos. 35 and 36 Easterly 150 feet to the Westerly margin of an alley; thence with the same Southerly 27.5 feet to the Northerly margin of Sentinel Drive as shown on the Plan of Valley View Subdivision, Section 1, as of record in Book 2331, page 53, said Register's Office; thence with the same Northwestwardly 154.5 feet, more or less, to the beginning.

Being the same property conveyed to Mark Duval Michel, an unmarried man by Warranty deed from Thomas Ray Howard and wife, Sandra Dale Howard of record in Instrument No. 20140331-0026480 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on March 31, 2014.

Being the same property conveyed to Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust dated July 28, 2017 by Quitclaim deed from Mark Duval Michel, unmarried of record in Instrument No. 20170801-0078253 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

Being the same property conveyed to Justin Scalise and Angela Shields, husband and wife, by Warranty deed from Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust dated July 28, 2017, of record in Instrument No. 20210119-0007857, Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 19, 2021.

Being also known as 200 Chamberlin Street, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 14 day of January 2022.

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14 day of January 2022.

Justin Scalise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Scalise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14 day of January 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Angela Shields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14 day of January 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25