Karen Johnson Davidson County
Batch# 831979 DEEDQC
03/30/2022 02:37:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220330-0037066

QUITCLAIM DEED

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 24 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/11/22
(AFFIX SEAL)

NOTARY PUBLIC, State of NEW YORK
Qualified in New York County
Commission Expires October 1, 2022

G-P-20-501-3

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
MWB Holdings, LLC	**Same**	**08207046501**
(NAME)	(NAME)	
404 E 79th St., Apt. 12H 25H		
(ADDRESS)	(ADDRESS)	
New York City, NY 10075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO SEPARATE THE PREVIOUSLY COMBINED MAP AND PARCEL NUMBERS FOR THE UNDERLYING TRACTS AND RE-ESTABLISH SEPARATE MAP AND PARCEL NUMBERS FOR EACH TRACT

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MWB Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MWB Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TWO LOTS LYING ADJACENT AND ALL IMPROVEMENTS THEREON, SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED THUS:

Tract 1: Land in Davidson County, Tennessee, being part of Cleveland Street, as closed by City Ordinance 63'-39, of the Ordinances of the Metropolitan Council of Nashville and Davidson County, Tennessee, and part of Lot No. 45 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for said County, described as follows:

Beginning at a point in the east margin of North 5th Street, and in the centerline of Cleveland Street, as closed, at the northwest corner of this property; thence with the centerline of said Cleveland Street, as closed, South 83 degrees East 163.97 feet to the west margin of an alley; thence with said alley, South 8 degrees 10 minutes' West 76.27 feet to a point in the north margin of Cleveland Street, as relocated and presently existing; thence with the margin of said Street, North 66 degrees 02 minutes' West 157.71 feet to the beginning of a curve; thence around said curve, northwesterly 21.97 feet to the east margin of North 5th Street; thence with the margin of the same, North 8 degrees 01 minutes East 13.68 feet to the point of beginning.

Tract 2: Being the northerly 1/2 of part of Cleveland Street, as closed by city ordinance No. 63-39, a Certified copy of which if of record map of Sharpe and Crutches Addition, to Northeast Nashville, as of record in Book 57, Page 82, Register's office for said county, and described as follows:

Beginning at the southwest corner of said Lot No. 29 and the westerly margin of North 5th street, being the southwest corner of the property conveyed to Odie W. Clayton and wife, as of record in Book 3877, Page 52; thence southerly with the margin of 5th avenue is extended, 25 feet more or less to the northwest corner of the property conveyed to Thomas R. Johnson, by deed of record in Book 3770, Page 174; thence easterly with the centerline of Cleveland street, now closed, and the northerly boundary of the Johnson property, 165 feet more or

less to the westerly boundary of an alley; thence with the westerly line of said alley, northerly 25 feet more or less to the southeast corner of Clayton property, being the southeast corner of Lot 29, above referred to; thence with the southerly line of said Clayton property, westerly 165 feet to the beginning.

Being all of the same property conveyed to **MWB Holdings, LLC, a Tennessee limited liability company**, by Quitclaim Deed from **Brian T. Robb, a single man**, of record in Instrument No. 20210317-0035111, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **501 Cleveland St, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 25th day of March, 2022.

MWB Holdings, LLC, a Tennessee limited liability company

Brian T. Robb, Member

STATE OF ~~TENNESSEE~~ New York)
COUNTY OF ~~DAVIDSON~~ New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian T. Robb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as **Member** of **MWB Holdings, LLC, a Tennessee limited liability company,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 25th ~~day~~ of March, 2022.

~~Notary Public~~
My Commission Expires:

JONATHAN ONUOHIMA
NOTARY PUBLIC STATE OF NEW YORK
NO. 01UR6361271
Qualified in the County of New York
Commission Expires [illegible]