Karen Johnson Davidson County
Batch# 833019 DEEDQC
04/01/2022 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220401-0037866

Name and Address of New Owner:
MSChimenti LLC
120 U.S. Highway 28 #46
Crystal Bay, NV 89402

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 105-01-0-596

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eagle Holdings LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim unto **MSChimenti LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land Situated in Davidson County, TN, Being Resubdivision of Lot No. 18 on the Plan of Revised Section 98, Edgehill Estates, of record in Plat Book 6200, page 923, Register's Office for Davidson County.

Said Lot No. 18 fronts 33.0 feet on the north westerly cul-de-sac of 13th Avenue Circle and extends back 109.75 feet on the southwesternly line and 85.0 feet on the easterlyline to a line on the rear which is a broken line on which it measures 120.42 feet.

Being the same property conveyed to Roslyn E. Amey and Jeffrey Pincourt unmarried persons, by deed dated June 15, 2000, and recorded June 19, 2000, from Eddie Yvonne Cantrell, unmarried, of record in Instrument Number 200006190060803 and being the same property conveyed to Karlene Jennifer Arnold, Keisha Amey Hambric, and Jeffrey Kevin Pincourt, Sr. (F/K/A Jeffrey Pincourt), by deed dated September 19, 2011, and recorded October 6, 2011, from Roslyn E. Amey and Jeffrey Pincourt, unmarried persons, of record in Instrument Number 20111006-0077649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eagle Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated November 2, 2021, and recorded December 6, 2021, from Karlene Jennifer Nelson (F.K.A. Kaelene Jennifer Arnold), Keisha Amey Hambric and Jeffrey Kevin Pincourt, Sr. (F.K.A. Jeffrey Pincourt), of record in Instrument Number 20211206-0161612, Register's Office for Davidson County, Tennessee.

Property Address: 113 13th Avenue Circle Nashville, TN 37212
(Address For Informational Purposes Only).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF

AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24th day of March, 2022.

Eagle Holdings LLC, a Tennessee Limited Liability Company

By: RT Maxwell (SEAL)
Ryan Maxwell, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared Ryan Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Eagle Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Maxwell as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, this 24th day of March, 2022.

Notary Signature

Printed Name: Amanda S. Young

My commission expires: 10-12-2024

AMANDA S. YOUNG — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eagle Holdings LLC, a Tennessee Limited Liability Company

By: RT Maxwell
Ryan Maxwell, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of March, 2022.

AMANDA S. YOUNG — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

Notary Signature
My commission expires: 10-12-2024

Tennessee Certification of Electronic Document

I, Milissa Loew, 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 3/24/22 (date of document).

Affiant Signature

3/25/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10.12.2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY