THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

MCH Property Management, LLC
4113 Old Hickory Blvd.
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
064 09 0 106.00

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 13th day of July, 2022.

Notary Public

My Commission Expires:
9-6-22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MUSIC CITY HANDYMEN, LLC** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MCH PROPERTY MANAGEMENT, LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13th day of July, 2022.

Karen Johnson Davidson County
Batch# 925038 DEEDQC
10/04/2022 11:32:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221004-0109409

Music City Handymen, LLC

Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be an Authorized Representative of Music City Handymen, LLC, the within named Grantor, a Tennessee limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Scott Sherrod as such Authorized Representative.

Witness hand and official seal at office at Brentwood Tennessee, on this the 13th day of July, 2022.

My Commission Expires:

9-6-22

Notary Public

BENJAMIN SEARSON
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Exhibit A

Tract 1 (Map/Par: 064-09-0 106.00):
Land in Davidson County, Tennessee, being parts of Lots 10 and 11 of Block No. 5 on the Plan of Berryville of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Said parts of Lots 10 and 11 front together 119.1 feet, plus or minus, on the east side of Old Hickory Boulevard and extend back eastwardly 210 feet, plus or minus, to the west margin of the right-of-way of the Nashville Chattanooga & St. Louis Railroad and measures 111.5 feet, plus or minus, on said right-of-way, and containing 0.64 acres, more or less.

Being a portion of the same property conveyed to Music City Handymen, LLC by General Warranty Deed from LCRS, L.P., a Tennessee limited partnership, dated November 12, 2019, of record in Instrument Number 20191122-0120963, said Register's Office.