QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 925094 DEEDQC
10/04/2022 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221004-0109488

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 10/ 4 /2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
M&F Properties LLC 4908A Wyoming Ave Nashville, TN 37209	NEW OWNER	106 13 0 154.00

KNOW ALL MEN BY THESE PRESENTS that M&F Properties LLC, a Tennessee Limited Liability Company, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto M&F Properties LLC, a Tennessee Limited Liability Company, its successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the South part of Lot No. 75 on the map of Sadler Place, as of record in Plat Book 332, Page 31, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Sadler Avenue at the corner of Lot Nos. 75 and 76, thence with the Easterly margin of said Avenue Northwardly 110 feet to a point, being 50 feet South from the Southerly margin of Transportation Street; thence Southeastwardly 178.4 feet, more or less, to an alley, said point being 30 feet South of the Southerly margin of Transportation Street, thence Southwardly with said alley 62.5 feet (erroneously referred to as 38.5 feet in previous deeds of record) to the corner of Lot Nos. 75 & 76; thence with the line between said two lots Westwardly 165 feet to the point of beginning.

Being the same property conveyed to M&F Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial LLC, a Texas Limited Liability Company, recorded on the 2nd day of August, 2022 in Instrument No. 20220802-0087868, in the Register's Office of Davidson County, Tennessee.

This property is known as 2108 Sadler Avenue, Nashville Tennessee 37210.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 10/ 4 /2022.

M&F Properties, LLC,
a Tennessee Limited Liability Company

By: Derrick T. Fox, Member

By: Matthew A. McKinney, Member

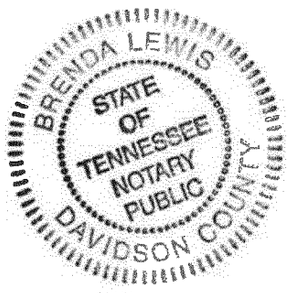
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Derrick T. Fox, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Member of M&F PROPERTIES, LLC, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

Witness my hand and official seal on 10/ 4 /2022.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew A. McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Member of M&F PROPERTIES, LLC, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

Witness my hand and official seal on 10/ 4 /2022.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **October 4**, 2022.

Signature 10/04/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 4th day of October, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202210040109488