This Instrument Prepared By:

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3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 954749 DEEDQC
12/22/2022 03:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221222-0132269

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
MPDC2, LLC **665 Vernon Ave.** **Nashville, TN 37209**	SAME

TAX MAP-PARCEL NUMBER: 09105025300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and No/100 ($10.00),** and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TMPC, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and quitclaim unto **MPDC2, LLC,** a Tennessee limited liability company, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Legal Description on **Exhibit "A"**, attached hereto and made a part hereof.

This Property is known as: 665 Vernon Avenue, Nashville, Tennessee 37209.

{Signatures Continue on Following Page}

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of this the 22nd day of December, 2022.

GRANTOR:

TMPC, LLC,
a Tennessee limited liability company

By: _____
Gina Emmanuel
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gina Emmanuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Representative of **TMPC, LLC,** the within named Grantor, a Tennessee limited liability company, and that she as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Authorized Representative.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of December, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 1.3.2023

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0**

Affiant

Sworn and subscribed before me this 21st day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 1.3.2023

LINDA L MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

EXHIBIT "A"

Description of Real Property

LAND LYING IN THE TWENTY SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF VERNON AVENUE, SAID POINT BEING 25 FEET FROM THE CENTERLINE OF SAID AVENUE AND BEING AL BARISH'S NORTHEASTERLY CORNER, AS OF RECORD IN BOOK 2343, PAGE 349, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH BARISH'S NORTHERLY LINE AND WITH THE NORTHERLY LINE OF OTHER LANDS OF BARISH, AS OF RECORD IN BOOK 2248, PAGE 109; NORTH 83 DEGREES 33 MINUTES 53 SECONDS WEST 719.83 FEET TO A CONCRETE MONUMENT, SAID POINT BEING B.B. DOUBLEDAY, JR.'S NORTHEASTERLY CORNER, AS OF RECORD IN BOOK 7240, PAGE 813 AND EDDIE T. BELLAR'S SOUTHEASTERLY CORNER, AS OF RECORD IN BOOK 7640, PAGE 660; THENCE WITH BELLAR'S EASTERLY LINE NORTH 06 DEGREES 12 MINUTES 48 SECONDS EAST 367.83 FEET TO AN IRON PIN; THENCE WITH A NEW LINE, SOUTH 83 DEGREES 33 MINUTES 53 SECONDS EAST 675.95 FEET TO AN IRON PIN IN WESTERLY MARGIN OF VERNON AVENUE; THENCE WITH SAID MARGIN AND A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 246.37 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 09 MINUTES 06 SECONDS EAST 245.01 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID MARGIN SOUTH 06 DEGREES 18 MINUTES 17 SECONDS WEST 126.99 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TMPC, LLC BY QUITCLAIM DEED FROM LESLEY EMMANUEL AND CAROL EMMANUEL OF RECORD INSTRUMENT NUMBER 201308270090034 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Matt Foster, 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 correct copy of the original document executed and authenticated according to law on 12/22/2022.

Affiant Signature

Date: 12/22/2022

State of Tennessee

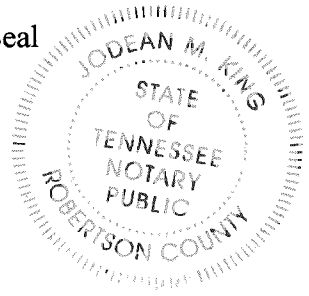
County of Davidson

Sworn to and subscribed before me this 22th day of December, 2022.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal



Date: 12/22/2022