Karen Johnson Davidson County
Batch# 960311 DEEDQC
01/11/2023 02:04:30 PM   6 pgs
Fees: $32.00 Taxes: $0.00
20230111-0002472

COVER SHEET

PROPERTY DETAILS

Address: **612 May Dr, Nashville, TN 37115**

Legal Description:

Lot 16 & Pt Res Par "A" Farview Sec. 2

GRANTOR: **MJP Management LLC**

GRANTEE: **Pelican Home Offers LLC &**
Titan Rentals LLC

PREPARED BY

Name: **Michael Kim**

Company **Creative TC LLC**

Email: **Mkim@creativetc.io**

When Recorded mail to:
Titan Rentals LLC
5900 Balcones Dr Suite 100
Austin, TX 78731

Parcel No. 043-02-0-063 **This space is reserved for the Register of Deeds**

QUITCLAIM DEED
(LLC to LLC)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MJP Management LLC,** a Limited Liability Company, hereinafter referred to as "Grantor", does hereby transfer our rights, title and interest unto **Pelican Home Offers LLC,** a Limited Liability Company organized under the laws of the state of Florida and **Titan Rentals LLC,** a Limited Liability Company organized under the laws of the state of Texas, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Describe Property of State: **SEE EXHIBIT A**

LESS AND EXCEPT all oil, gas and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by **Special Warranty Deed** recorded in the office of the Register of Deeds dated November 3, 2022 as Instrument Number **20221103-0118688**, of **Davidson** County, Tennessee.

SIGNATURE(S) FOLLOW

WITNESS Grantor(s) hand(s) this the 29 day of December, 2022.

Signature

Printed Name: Jonathan Newsome, member

State of ~~Tennessee~~ Texas
County of Collin

On this 29, day of December, 2022, before me personally appeared Jonathan Newsome, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29 day of December, 2022.

Notary's Signature

Seal

VICTOR DE LA ROSA
Notary Public, State of Texas
Comm. Expires 05-24-2026
Notary ID 131581144

My commission expires: 05/24/2026

Grantee(s)
Pelican Home Offers LLC/Titan Rentals LLC
5900 Balcones Dr Suite 100
Austin, TX 78731

SEND TAX STATEMENTS TO GRANTEE

202301110002472

EXHIBIT"A"

The following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot no. 16 and a portion of Reserved Parcel A on the plan of Farview, Section 2, which is of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 16 fronts 73 feet on the easterly margin of May Drive and runs back between parallel lines 140 feet to a dead line, measuring 73 feet thereon.

Said portion of Reserved Parcel A is described as follows: Beat an iron pin at the easternmost common corner of Lots 15 and 16 on the Plan of Farview, Section 2; thence with the easterly line of said Lot 16, N 21 deg. 31' 00" W 72.91 feet to an iron pin at the easternmost common corner of Lots 16 and 17; thence leaving said Lots N 68 deg. 26' 57" E 97.88 feet to an iron pin; thence S 17 deg. 13' 55" E 73.12 feet to an iron pin; thence S 68 deg. 26' 57" W 92.42 feet to the point of beginning.

Being the same property conveyed to Taylor Anette Collins, by Quit Claim Deed from John Christopher Caldwell, dated May 26, 2022 and recorded July 14, 2022 s Instrument No. 20220714-0080871, Register's Office for Davidson County, Tennessee.

With an address of:612 May Drive, Nashville, TN 37115

Certificate of Authenticity

I, Jonathan Newsome, Member, 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 30 Dec 22.

Date

Affiant Signature

30 Dec 22
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 30th day of December, 2022.

Notary's Signature

My Commission Expires: 10/26/24
Date

Notary's Seal (if on paper)

LINDSEY HAYNES
Notary Public, State of Texas
Comm. Expires 10-26-2024
Notary ID 13274809-9

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Jonathan Newsome, member
Affiant

Subscribed and sworn before me, this 10 day of January, 2023.

Notary

ZACHARY TINER
Notary Public, State of Texas
Comm. Expires 02-22-2026
Notary ID 133604731