This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-11795-DJ

Karen Johnson Davidson County
Batch# 961746 DEEDQC
01/17/2023 01:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230117-0003773

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 9 day of January, 2023.

KESHA FORD
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 2, 2026
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: Nov 2, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MJMR Ventures, LLC 4303 Gallatin Pike, Suite 102 Nashville, TN 37216	New Owner	061-07-0B-102.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Ian White Tattoos, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **MJMR Ventures, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102 of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee. Code Annotated, under the Master Deed establishing The Volta of record . in Instrument Number 20190612-0056462, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereref; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4303 Gallatin Pike #102 Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Being the same property conveyed to Ian White Tattoos, LLC, a Tennessee limited liability company, by deed from Gallatin Pike Partners IV, LLC, a Tennessee limited liability company, of record in Instrument No. 20190723-0072357, Register's Office for

Davidson County, Tennessee, dated July 19, 2019 and recorded on July 23, 2019; further being a portion of the same property conveyed to Gallatin Pike Partners IV, LLC, a Tennessee limited liability company by Quitclaim deed from Greenline Partners, LLC, a . Tennessee limited liability company of record in Instrument No. 20151228-0129468 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 28, 2015.

This is improved property located at: **4303 Gallatin Pike, SUITE 102, Nashville, TN 37216**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of January, 2023

GRANTOR:

Ian White Tattoos, LLC, a Tennessee limited liability company

By: _____
Ian White, Member

By: _____
Lindsay White, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ian White and Lindsay White with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained; and who further acknowledged that they are the Members of Ian White Tattoos, LLC, a Tennessee limited liability company and that they are authorized by Ian White Tattoos, LLC to execute this instrument on its behalf by Ian White and Lindsay White, as its members.

WITNESS my hand and seal at office this 9 day of January, 2023

_____
Notary Public
My Commission expires: Nov 2, 2026

KESHA FORD
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 2, 2026
COUNTY OF DAVIDSON

File Number: 1-11795-DJ

QUITCLAIM DEED, OPEN DEED OF TRUST WITH DUE ON SALE CLAUSE WAIVER AND RELEASE OF LIABILITY

I, the undersigned, acknowledge that I am the owner of **4303 Gallatin Pike, SUITE 102, Nashville, TN 37216** (herein "Property") and being further described as:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102 of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee. Code Annotated, under the Master Deed establishing The Volta of record . in Instrument Number 20190612-0056462, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4303 Gallatin Pike #102 Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Being the same property conveyed to Ian White Tattoos, LLC, a Tennessee limited liability company, by deed from Gallatin Pike Partners IV, LLC, a Tennessee limited liability company, of record in Instrument No. 20190723-0072357, Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 23, 2019; further being a portion of the same property conveyed to Gallatin Pike Partners IV, LLC, a Tennessee limited liability company by Quitclaim deed from Greenline Partners, LLC, a . Tennessee limited liability company of record in Instrument No. 20151228-0129468 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 28, 2015.

I acknowledge that the Property may be encumbered by an open Deed of Trust, multiple Deeds of Trusts, or encumbrances (herein collectively "Deed of Trust"). That said Deed of Trust more than likely includes a Due on Sale and/or Due on Transfer Clause, wherein if all or part of the Property or any interest in the Property is sold or transferred without the Lender's prior written consent, the Lender may require immediate payment in full of all sums secured by the Deed of Trust. I acknowledge that by executing a Quitclaim Deed for the Property, this could be viewed, interpreted, or determined to be a sale or transfer as described in the Deed of Trust as mentioned above.

I also acknowledge that I do NOT current have a Short-Term Rental (STR) Permit issued by a local governing authority. I understand that if I have been issued a STR Permit by a local authority that transferring of any interest in the property may create a situation whereby STR will revoked and be deemed void an/or that I may be penalized for an unknown time period and not allowed to apply for another STR during that unknown time due to any transfer of this property.

Midtown Title, LLC is a title insurance agency and not a law firm. While employees and Associates of the Title Company may be attorneys, this transaction is being conducted by and through the Title Company, and not a law firm or any individual acting as an attorney for any party to this transaction. The employees, managers, and representatives of the Title Company do not provide legal advice and do not represent any party in this real estate transaction. The Title Company has an obligation to keep matters and information confidential to the greatest extent practicable. This obligation applies to the Grantor, Grantee, and other parties who may be involved in the real property transaction. The Title Company is also obligated to deal openly and equally with every party and to do so in a fair and impartial manner. The Borrower hereby waives all conflicts of interest that can be waived. The Title Companies employees, managers and representatives cannot provide legal advice or represent you because we are not a law firm and because of our duty to deal fairly and openly with all parties involved. Any statements made by an employee, manager or representative of the Title Company during the course of your transaction is not intended to be and shall not be construed to be legal, tax, or estate-planning

advice, and no attorney-client relationship shall arise as a result of this transaction. We suggest you contact a lawyer or a qualified tax advisor concerning any questions you may have with respects to the legal, estate-planning or tax consequences of your transaction.

I acknowledge that Midtown Title, LLC has informed me about the possibility of my Lender calling the full amount of all sums secured by the Deed of Trust due as a result me executing a Quitclaim Deed for the Property. Midtown has suggested that I consult with a certified public accountant prior to me executing a Quitclaim Deed for the Property. I acknowledge that =settlement agency name» is not providing any accounting or tax advice by drafting and providing said Quitclaim Deed.

I acknowledge that Midtown Title, LLC is not responsible for any legal consequences as a result of the transfer of title, including the violation of any land use limitations or restrictions, zoning, permits, regulatory prohibitions, licensing, or any other matters of public record or statutory application.

I expressly undertake to indemnify and to hold harmless Midtown Title, LLC, its attorneys, agents, employees, representatives, and any and all parent or sister companies from all liability and/or loss or damages for or arising out of the execution of any Quitclaim Deed prepared by Midtown Title, LLC.

Ian White Tattoos, LLC, a Tennessee limited liability company

By: _____
Ian White, Member

By: _____
Lindsay White, Member

Tennessee Certification of Electronic Document

I, Lisa Sorrells, 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 1/09/2023 (date of document).

Lisa K Sorrells
Affiant Signature

1/17/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 5.24.2025

NOTARY'S SEAL

