Karen Johnson Davidson County
Batch# 967822 DEEDQC
02/06/2023 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230206-0008432

Name and Address of New Owner and
Send Tax Bills To:
Tag Realty LLC
29 Valley Drive, Unit 5062
Greenwich, CT 06831

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 074-04-0-107.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MPES2, LLC, a Tennessee Limited Liability Company and David Wei** "the Grantors," convey and quitclaim unto **MPES2, LLC, a Tennessee Limited Liability Company, an undivided 1/2 interest and Tag Realty LLC, a Delaware Limited Liability, an undivided 1/2 interest, each undivided 1/2 interest to be held with the other undivided 1/2 interest as tenants in common,** "the Grantees," all of their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a Tract Marked "Hermitage Swimming Club Inc", as shown on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 5210, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MPES2, LLC, a Tennessee Limited Liability Company, as to an undivided 1/2 interest, and David Wei, married, as to an undivided 1/2 interest by Quitclaim Deed from David Wei, married, dated July 7, 2022 and recorded July 11, 2022 as Instrument No. 20220711-0078125, Register's Office for Davidson County, Tennessee.

Being also known as 701 Linden Green Drive, Hermitage, Tennessee 37076.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 31 day of January, 2023.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett
W. Russell Bennett, Sole Member

David Wei

STATE OF Connecticut
COUNTY OF Fairfield

On this 31st day of January, 2023, before me personally appeared W. Russell Bennett, to me known to be the person described in and who executed the foregoing instrument, and acknowledged himself to be the Sole Member of MPES2, LLC, the within named bargainor, limited liability company, and that such he as such Sole Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as MPES2, LLC.

Witness my hand this 31st day of January, 2023.

Notary Signature
My commission expires:

JENNIFER A NOLOS
Notary Public
Connecticut
My Commission Expires Nov 30, 2027

STATE OF Connecticut
COUNTY OF Fairfield

On this 31st day of January, 2023, before me personally appeared David Wei, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this 31st day of January, 2023.

Notary Signature
My commission expires:

JENNIFER A NOLOS
Notary Public
Connecticut
My Commission Expires Nov 30, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this 6 day of February, 2023.

Notary Signature
My commission expires:

MISTY M. NEWCOMB
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY
My Commission Expires 05-21-2025

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 1/31/2023 (date of document).

Affiant Signature

2/6/2023
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 6 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

