Karen Johnson Davidson County
Batch# 985558 DEEDQC
03/28/2023 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230328-0022419

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

AFFIANT

Subscribed and sworn to before me, this 27 day of March, 2023.

NOTARY PUBLIC
My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
915 Cahal Partners, LLC 915 Cahal Avenue, Unit 915A Nashville, TN 37206	New Owner	Map and Parcel No.: 072 09 3D 001.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAME GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHRISTOPHER MUSCATELLO**, A MARRIED PERSON, HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST UNTO **915 CAHAL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit 915A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at 915 Cahal, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171006-0102878 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to MF Holdings, LLC by Warranty Deed from Ryan Lampa and Christy Lampa, of record in Instrument No. 20170727-0076308, Register's Office for Davidson County, Tennessee, dated July 6,2017 and recorded on July 27, 2017.

Being a portion of the property conveyed to Christopher Muscatello by Quitclaim Deed from MF Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190111-0003125, Register's Office for Davidson County, Tennessee, dated January 11, 2018 and recorded January 11, 2019.

Being improved property also known as 915 Cahal Avenue, Unit 915A, Nashville, Tennessee 37206.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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.

Witness my hand this 27 day of March, 2023.

Christopher Muscatello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State **Christopher Muscatello**, the withing named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the forgoing instrument for the purposes therein contained as their free act and deed.

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

Notary Public

Commission Expires: 01-04-27

Certificate of Authenticity

I, Jackson Bond, 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.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024