Karen Johnson Davidson County
Batch# 990888 DEEDQC
04/12/2023 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230412-0026836

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON OCTOBER 2, 2023 MY COMM. EXPIRES

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 11 day of April, 2023.

Notary Public

My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MSN TN, LLC	**New Owner**	**072144Y00100CO and 072144Y00200CO**
1515 Rosebank Ave Unit A Nashville TN 37206	Same	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NBM Properties, LLC,** " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **MSN TN, LLC**, herein called "GRANTEE(S)", its successors, heirs and assigns all of its right, title and interest in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Unit A and Unit B of the 1801 Cahal Avenue Cottages, as shown in the Declaration of Protective Covenants Conditions and Restrictions for 1801 Cahal Avenue Cottages, a Townhouse Planned Unit Development, of record as Instrument No. 20211005-0133832, Register's Office for Davidson County, Tennessee, to which instrument reference is here made for a more particular description.

Being the same property conveyed to NBM Properties, LLC, by Warranty Deed from Richard Gary dated July 15, 2021 and recorded July 21, 2021, of record as Instrument No. 20210721-0098029, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **1801-A Cahal Ave., Nashville, TN 37206 and 1801-B Cahal Ave., Nashville, TN 37206**

WITNESS my/our hand(s) this 11 day of April, 2023.

NBM Properties, LLC

By: _____
Lauren Brown, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lauren Brown,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself/herself to be the **Member,** of **NBM Properties, LLC**, the within named bargainor, and as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Lauren Brown** as such **Member** and attesting the same.

Witness my hand, at office, this 11 day of April, 2023.

_____
Notary Public

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

202304120026836

Tennessee Certification of Electronic Document

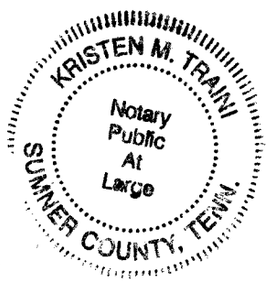
I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/11/23 (date of document).

Jennifer Russell
Affiant Signature

4/12/23
Date

State of Tennessee

County of Sumner



Sworn to and subscribed before me this 12th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL