Karen Johnson Davidson County
Batch# 994149 DEEDQC
04/19/2023 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230419-0028881

Name and Address of New Owner:
Robert B. McDonald
203 Point East Drive
Nashville, TN 37216

Send Tax Bills To:
Same as Owner

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 072102V00200CO

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, **Myrtle Partners, LLC, a Tennessee Limited Liability Company ,** "the Grantor," hereby bargain, sell, release, remise, convey and quitclaim unto **Robert Brandon McDonald,** "the Grantee," the following described real estate and improvements and appurtenances thereto located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of Townhomes at 2312 Northview Avenue, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20220420-0045483, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description or said unit.

Being a portion of the same property conveyed to Myrtle Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Coordination Plus, LLC, a Tennessee Limited Liability Company of record in 20180227-0018450, Register's Office for Davidson County, TN.

Property Address: 2312 Northview Avenue, Unit B, Nashville, TN 37216, Nashville, TN 37216
Parcel No. 072102V00100CO

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantor have executed this Quitclaim Deed on the 18th day of April, 2023

Myrtle Partners, LLC, a Tennessee Limited Liability Company

_____(SEAL)
Jason Dodge, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.L. Schodrost of the state and county mentioned, personally appeared Jason Dodge, Authorized Signer of Myrtle Partners, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Myrtle Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Jason Dodge, Authorized Signer of Myrtle Partners, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Nashville, this 18th day of April, 2023.

M.L. Schodrost
Notary Signature

Printed Name: M.L. Schodrost

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2023.

Notary Signature
My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 4/18/2023 (date of document).

Affiant Signature

4/19/2023

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of April, 2023.

M.L. Schodroski

Notary's Signature

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

NOTARY'S SEAL

MY COMMISSION EXPIRES: 3/3/2026