Karen Johnson Davidson County
Batch# 1003576 DEEDQC
05/15/2023 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230515-0036311

Name and Address of New Owner and
Send Tax Bills To:
MPES2, LLC
39 Halsey Drive
Old Greenwich, CT 06870

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

Map & Parcel No: 043-13-0-370 P/O

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,** "the Grantor," conveys and quitclaims unto **MPES2, LLC, a Tennessee Limited Liability Company,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 30 of Block "I" on the Plan of Forest Park Subdivision at Madison, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to MPES2, L.L.C., a Tennessee limited liability company, by Warranty Deed from Music City Financial LLC dated July 7, 2022 and recorded July 8, 2022 as Instrument No. 20220708-0079101, Register's Office for Davidson County, Tennessee.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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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 has executed this Quitclaim Deed on the 11 day of May, 2023.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett

W. Russell Bennett, Sole Member

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD ss. Greenwich

On this the 11th day of May, 2023, before me, the undersigned officer, personally appeared W. Russell Bennett, Sole Member of MPES2, LLC, who acknowledged himself to be the Sole Member of MPES2, LLC, a Tennessee Limited Liability Company, and that he, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Sole Member.

In witness whereof I hereunto set my hand.

Bryan Rodriguez
Signature of Notary Public

Date Commission Expires: November 30 2027

BRYAN JOSEPH RODRIGUEZ
Notary Public
Connecticut
My Commission Expires Nov 30, 2027

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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.

W. Russell Bean
Affiant

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD ss. Greenwich

Subscribed and sworn before me this 11th day of May, 2023.

Bryan Rodriguez
Signature of Notary Public

Date Commission Expires: November 30 2027

BRYAN JOSEPH RODRIGUEZ
Notary Public
Connecticut
My Commission Expires Nov 30, 2027

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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 May 11 2023 (date of document).

Affiant Signature

5/12/23
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 5 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

