THIS DOCUMENT PREPARED BY.
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP· 147020
PARCEL: 006.00

NEW OWNER'S ADDRESS
The Music Box Investment Group, LLC
302 Lynn Drive
Nashville, TN 37211

SEND TAX BILLS TO:
The Music Box Investment Group, LLC
302 Lynn Drive
Nashville, TN 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Emilee Mason, a single woman, Grantor, by these presents do hereby quitclaim and convey unto The Music Box Investment Group, LLC, Grantee, their successor and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Section III, Caldwell Hall, of record in Book 2900, Page 131, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emilee Mason, a single woman by Warranty Deed dated 5/20/2021 from Tyler Douglas Geiger, a single man of record in Instrument No. 20210601-0072979, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 302 Lynn Drive, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 1021124 **DEEDQC**
06/30/2023 08 14 20 AM 2 pgs
Fees $12 00 Taxes $0 00



20230630-0049944

IN WITNESS WHEREOF I have hereunto set my hand on the 16 day of June 2023.

Emilee Mason

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO

On 6/16/2023 before me, C COAPANGO ORTIZ-NOTARY PUBLIC personally appeared EMILEE MASON who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)

C. COAPANGO ORTIZ
Commission No 2388104
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires December 24, 2025

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

Affiant

Sworn and subscribed before me, this the 22nd day of June 2023.

Notary Public
My Commission Expires: 1-3-23

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES