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

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
Emilee Mason
302 Lynn Drive
Nashville, TN 37211

MAP: 147020
PARCEL 006 00

Karen Johnson Davidson County
Batch# 1029617 DEEDQC
07/24/2023 09 20 29 AM 2 pgs
Fees $12 00 Taxes $0 00

20230724-0056666

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, The Music Box Investment Group, LLC, Grantor, by these presents do hereby quitclaim and convey unto Emilee Mason, a single woman, 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 The Music Box Investment Group, LLC by Quitclaim Deed dated 6/16/2023 from Emilee Mason, a single woman of record in Instrument No. 20230630-0049944, Register's Office for Davidson County, Tennessee and 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.

IN WITNESS WHEREOF I have hereunto set my hand on the 20 day of July 2023.

The Music Box Investment Group, LLC,
Emilee Mason, Member

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 JUL 20, 2023 before me, JAE H LEE, 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

JAE H LEE
COMM # 2395391
NOTARY PUBLIC CALIFORNIA
COUNTY OF SAN DIEGO
MY COMM EXP MAR 1, 2026

Signature Lee, Jae H. (SEAL)

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

Affiant

Sworn and subscribed before me, this the 20 day of July 2023.

Lee, Jae H.
Notary Public
My Commission Expires: MAR 01, 2026

JAE H LEE
COMM # 2395391
NOTARY PUBLIC CALIFORNIA
COUNTY OF SAN DIEGO
MY COMM EXP MAR 1, 2026