This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOX 10-A

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
MFKR Holdings, LLC 4502 Dakota Avenue Nashville, TN 37209	Same	091-16-0-128.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid WE, **MICHAEL FARRELL AND KRISTEN RHEAM, HUSBAND AND WIFE** do hereby quitclaim and by these presents do transfer and convey my right, title and interest unto MFKR Holdings, LLC, a Tennessee limited liability company in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 403 and the Westerly 10 feet of Lot No. 401 on the Plan of Charlotte Park Company's First Addition, Block 20 of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee. Said Lot No. 403 and the Westerly 10 feet of Lot No. 401 front together 60 feet on the Northerly side of Dakota, formerly 4th Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael John Farrell and Kristen Martina Rheam, husband and wife, by deed from Peter Patrick Conrad and Beth Carol Aplin Conrad, as joint tenants with rights of survivorship, of record in Instrument No. 20230614-0045421, Register's Office for Davidson County, Tennessee.

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

This improved property is known as: 4502 Dakota Avenue, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1041552 DEEDQC
08/23/2023 10 11 56 AM 2 pgs
Fees $12 00 Taxes $0 00



20230823-0065819

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of August, 2023.

Michael Farrell

Kristen Rheam

Kristen Rheam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of August, 2023, before me personally appeared Michael Farrell and Kristen Rheam, to me known to be the person who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of August, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: _____