QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1060358 DEEDQC
10/13/2023 10:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231013-0080295

STATE OF TN }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25TH DAY OF September, 2023.

NOTARY PUBLIC

My Commission expires:

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
M&A Investment Group, LLC	SAME	07115019800 parent parcel
363 West Main Street		
(ADDRESS)	(ADDRESS)	
Hendersonville, Tennessee 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE SOLE PURPOSE OF THIS CONVEYANCE IS TO SUBDIVIDE THE LOT INTO TWO SEPARATE PARCELS

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

M&A INVESTMENT GROUP, LLC

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

M&A INVESTMENT GROUP, LLC

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: 1322 Stainback Avenue, Nashville, Tennessee 37216
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25TH day of September, 2023.

M&A Investment Group, LLC
By: Siddharth Amin
Its: Chief Managing Member

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Siddharth Amin**, Chief Managing Member of M&A Investment Group LLC, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of September, 2023.

My Commission expires:

_____

_____
Notary Public

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT 'A'

BEING LOT NUMBER 140 ON THE PLAN OF HIGHLAND LAND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO M&A INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM WILLIAM JEROME FARLEY, A SINGLE MAN, RECORDED ON SEPTEMBER 14, 2022, OF RECORD IN INSTRUMENT NO. 20220914-0102438, REGISTER'S OFFICE FOR DAVIDOSN COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CURTIS C. PERRY AND WIFE, TESSIE L. PERRY BY WARRANTY DEED FROM WENDELL G. MADDOX AND WIFE, ANNA MARY MADDOX, DATED JANUARY 29, 1970 AND FILED OF RECORD IN BOOK 4397, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CURTIS C. PERRY AND WIFE, TESSIE L. PERRY, CONVEYED SAID PROPERTY TO TESSIE L. PERRY BY QUITCLAIM DEED DATED MARCH 11, 1983 AND FILED OF RECORD IN BOOK 6021, PAGE 25, SAID REGISTER'S OFFICE. TESSIE ELDER, FORMERLY KNOWN AS TESSIE L. PERRY, A WIDOW NOT SINCE REMARRIED, CONVEYED SAID PROEPRTY TO WILLIAM JEROME FARLEY, AN UNMARRIED MAN BY QUITCLAIM DEED DATED MARCH 31, 2010 AND FILED OF RECORD IN 20100503-0033615, SAID REGISTER'S OFFICE.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/28/2023 (date of document).

Regina Sullo
Affiant Signature

October 12, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 12th day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026