Karen Johnson Davidson County
Batch# 1063595 DEEDQC
10/23/2023 09 14 55 AM 2 pgs
Fees $12 00 Taxes $0.00
20231023-0082697

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

SABRINA SCHULHAUSER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08 2026

STATE OF TENNI
COUNTY OF DAV

The actual consideration for this transfer is: $0 00.

Affiant

Subscribed and sworn to before me, this 20th day of ~~August,~~ October 2023.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
The MRJC Trust 916 Cadillac Avenue Nashville, TN 37204	New Owner	Map and Parcel No.: 132-09-0-084 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Benjamin Johnston and Alyssa Rosenheck, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **The MRJC Property Trust, dated October 20th, 2023**, its successors, beneficiaries and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 79.5 feet of Lot No. 38, as shown on the map entitled Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which the plan reference is hereby made for a more complete description of the property.

Said Part of Lot No 38 fronts 79 5 feet on the Northerly margin of Cadillac Avenue (or Drive) and extends back between parallel lines 313.5 feet to a dead line.

Being the same property conveyed to Benjamin Johnston and Alyssa Rosenheck, husband and wife, by Warranty Deed from 8GCO Revocable Living Trust, dated July 21, 2014, dated July 28, 2023 and of record in Instrument No 20230801-0059261, Register's Office for Davidson County, Tennessee.

This is improved property known as: 916 Cadillac Avenue, Nashville, TN 37204

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2023.

BENJAMIN JOHNSTON

Alyssa Rosenheck

ALYSSA ROSENHECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Johnston and Alyssa Rosenheck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of October, 2023.

Sabrina Schulhauser

Notary Public

My Commission Expires. _____

SABRINA SCHULHAUSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES