Karen Johnson Davidson County
Batch# 1063978 DEEDQC
10/23/2023 01 39 56 PM 2 pgs
Fees $13 00 Taxes $2,220 00
20231023-0082878

BOX 10-A

This Instrument Prepared By and Returned To
Kevin D Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
CW Building Group, LLC 1831 12th Ave. S. Nashville, TN 37203	SAME	105-05-0-406 00

Momo Real Estate Investment, Inc., a Tennessee Corporation, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **CW Building Group, 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 19 on the A.V Jones Subdivision, of the Jones and Dudley Subdivision, as of record in Book 57, Page 147, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Momo Real Estate Investment, Inc by Warranty Deed from JMW Capital LLC, a Tennessee limited liability company, of record in Instrument No 20220429-0049835, Register's Office for Davidson County, Tennessee

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search

This is improved property known as. 1024 Wade Avenue, Nashville, TN 37203

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of October, 2023

Momo Real Estate Investment, Inc.
a Tennessee Corporation

By: _____
Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared **Kevin D. Montgomery**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be an Authorized Agent of Momo Real Estate Investment, Inc , the within named bargainor, and that he as such Authorized Agent of Momo Real Estate Investment, Inc , executed the foregoing instrument for the purpose therein contained by personally signing as Authorized Agent

Witness my hand and seal on this 23rd day of October, 2023.

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $600,000 00

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2023

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Notary Public