QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1066114 DEEDQC
10/30/2023 02 47 02 PM 2 pgs
Fees. $12 00 Taxes $0 00

20231030-0084739

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES Sept 26, 2027 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXP. JAN. 20, 2027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd , Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NO(S)
1322 Stainback Partnership, LLC	1322 Stainback Partnership, LLC	Tracts 1&2 for 2023 -07115019800
(NAME)	(NAME)	Tract 1 - 2024 (M&P_____) Tract 2- 2024 (M&P _____)
363 West Main Street	363 West Main Street	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20231930

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **M&A Investment Group, LLC**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **1322 Stainback Partnership, LLC**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in Davidson County, Tennessee, and described as follows

TRACT NO 1 Being Lot No 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 the same property conveyed to M&A Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed from M&A Investment Group, LLC dated September 28, 2023 and filed of record in Instrument 20231013-0080295, Register's Office for Davidson County, Tennessee.

Certain real property situate in Davidson County, Tennessee, and described as follows·

TRACT NO 2 Being Lot No 141 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 the same property conveyed to M&A Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed from M&A Investment Group, LLC dated September 28, 2023 and filed of record in Instrument 20231013-0080297, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1322 Stainback Avenue, Nashville, TN 37216
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand this 26 day of October, 2023.

M&A Investment Group, LLC
by _____
Siddharth Amin, Chief Managing Member

State of Tennessee)
County of Dickson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Siddharth Amin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Managing Member (or other officer authorized to execute the instrument) of M&A Investment Group, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Managing Member (or other authorized officer).

Witness my hand, at office, this 26 day of Oct, 2023.

Levi Plaster
Notary Public
My commission expires Aug 18, 2026

LEVI PLASTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXP. AUG. 18, 2026

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows

TRACT NO. 1

Being Lot No. 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 the same property conveyed to M&A Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed from M&A Investment Group, LLC dated September 28, 2023 and filed of record in Instrument 20231013-0080295, Register's Office for Davidson County, Tennessee.

Certain real property situate in Davidson County, Tennessee, and described as follows

TRACT NO. 2

Being Lot No. 141 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 the same property conveyed to M&A Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed from M&A Investment Group, LLC dated September 28, 2023 and filed of record in Instrument 20231013-0080297, Register's Office for Davidson County, Tennessee.

Tracts Nos. 1 and 2 being the same property conveyed to 1322 Stainback Partnership, LLC by Quitclaim Deed from M&a Investment Group, LLC dated _____ and filed of record in Instrument _____, Register's Office for Davidson County, Tennessee