Karen Johnson Davidson County
Batch# 1066421 DEEDQC
10/31/2023 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231031-0084851

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0516

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Menenial Property Partner's, LLC	New Owner	Map: 09316033400
(NAME) P.O. Box 110121	(NAME)	
(ADDRESS) Nashville, TN 37222	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HOUSING QUICK FIX ASSOCIATES, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MENENIAL PROPERTY PARTNER'S, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 106 feet of Lot #1, on the Plan of Bransford Realty Co's Resubdivision of part of Weakley & Warren's Resubdivision of Block D, Hermitage Addition, of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee, said property fronts 33 feet on the southerly margin of Fain Street and extends back between parallel lines 106 feet.

Being the same property conveyed to Housing Quick Fix Associates, LLC, by Quitclaim Deed from Menenial Property Partner's, LLC, of record in Instrument No. 20220602-0063679, dated May 25, 2022, see also Quitclaim Deed of record in Instrument 20170626-0063909 and Instrument 20160111-0002499, and prior Deed of record in Instrument 20081007-0001694, Register's Office for said County.

This is improved property, known as 127 Fain Street, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City) (Postal 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 our hands this 27th day of October, 2023.

Menenial Property Partner's, LLC

BY: _____
Patricia Nicholls
Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia Nicholls with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Authorized Signor respectively of Menenial Property Partner's, LLC the within named bargainer, and that he/she as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of October, 2023.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 October 27, 2023.

(AFFIANT) – Julia Wyatt

10/27/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of October, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY