Karen Johnson Davidson County
Batch # 1104289 DEEDQC
02/23/2024 03:08:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240223-0012629

***The purpose of this instrument is the consolidation of two (2) contiguous parcels into one (1) parcel.**

This instrument prepared by and after recording return to:

Leach and Company, PLLC
2129 Belcourt Avenue, Second Floor
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
23 Day of February, 2024.
, Deputy Register

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this ___ day of February 2024.

Notary Public
My Commission Expires:_____

QUITCLAIM DEED OF CONSOLIDATION

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
McQuest Properties, LLC P.O. Box 58051 Nashville, TN 37205	Same as New Owner	072-13-0-037.00 072-13-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MCQUEST PROPERTIES, LLC, a Tennessee limited liability company** (the "GRANTOR"), herein this day have bargained and sold, and by these presents does hereby transfer, quitclaim, and convey, unto **MCQUEST PROPERTIES, LLC, a Tennessee limited liability company** (the "Grantee"), its, successors and assigns, all Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

Beginning at the Northeast corner of the property at Parcel ID 07213003700, thence continuing for the following calls: South 24 deg 10 min 19 sec West, 90.76 feet to a point; thence, North 66 deg 04 min 41 sec West, 100.29 feet to a point; thence, North 24 deg 06 min 16 sec East, 90.66 feet to a point; thence, South 66 deg 08 min 02 sec East, 100.40 feet to the point of beginning; containing 9102 square feet or 0.20 acres more or less.

THE PURPOSE OF THIS QUITCLAIM DEED OF CONSOLIDATION is to consolidate two (2) contiguous parcels into one (1) parcel.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other maters of record, as well as all applicable zoning and building regulations.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective this 23rd day of February 2024.

GRANTOR:

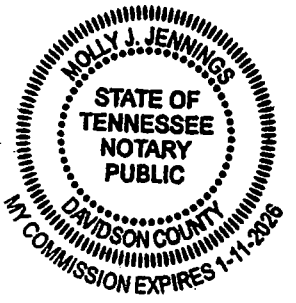
MCQUEST PROPERTIES, LLC
a Tennessee limited liability company

By: _____
W. DOUGLAS MCDOWELL, MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of February 2024, before me a Notary Public, the undersigned officer, personally appeared W. Douglas McDowell, Manager of McQuest Properties, LLC, a Tennessee limited liability company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who having been authorized by the limited liability company to do so, and acknowledged that he as such Manager executed the same for the purpose therein contained by signing the name of McQuest Properties, LLC by himself as Manager.

WITNESS MY HAND AND SEAL, this 23rd day of February 2024.



Molly J. Jennings
Notary Public
My Commission Expires: 1/11/26