Karen Johnson Davidson County
Batch# 1117090 DEEDQC
04/02/2024 09:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240402-0022579

QUITCLAIM DEED



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 ME ON 27TH DAY OF MARCH, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/27/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2676

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Shuailei Ma 6688 Nolensville Rd., Ste. 108-154 Brentwood, TN 37027	SAME	052-02-0-172.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **MM REI HOLDINGS, LLC, SERIES C P.S A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **SHUAILEI MA, A MARRIED WOMAN**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Number 45 on the Plan of Rainbow Terrace, Block A, as of record in Book 1130, Page 85, Register's office for Davidson County, Tennessee, said Lot No. 45 fronts 75.1 feet on the Southerly margin of Blackstone Avenue and extends back 190 feet on the Easterly and Westerly line to a brokern line in the rear measuring 171.5 feet thereon.

BEING the same property conveyed to MM REI Holdings, LLC, Series C P.S., by Quitclaim Deed from MM REI Holdings, LLC, a Tennessee limited liability company, dated December 12, 2022, recorded on December 15, 2022, of record in Inst. No. 20221215-0129866, Registers office for Davidson County, Tennessee; and also being the same property conveyed to MM REI Holdings, LLC, by Warranty Deed from Darshan Lala, of record in Inst. No. 20220504-0051610, Registers office for Davidson County, Tennessee.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 604 Blackstone Avenue, Madison, TN 37115.

[SIGNATURE(S) ON FOLLOWING PAGE]

[SIGNATURE PAGE OF THE QUITCLAIM DEED]

Witness my/our hand this the 27th day of March, 2024.

MM REI Holdings, LLC, Series C P.S
a Tennessee series limited liability company

By: Shuaile Ma

Its: member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shuaile Ma as the member of MM REI Holdings, LLC, Series C P.S a Tennessee series limited liability company, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Member for MM REI Holdings, LLC, a Tennessee series limited liability company, for the purposes therein contained.

Witness my hand and official seal at office the 27th day of March, 2024.

Notary Public
My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3/27/24.

Kimberly Hollingshead, Esq.

4/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of April, 2024.

Notary Signature

My Commission Expires: 01/06/2025

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COU