Karen Johnson
Batch # 1153987
07/03/2024 10:00:38 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240703-0050213

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESS COUNTY OF DAVID The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 2nd day of July, 2024. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: MLJ Rental Properties, LLC 918 Marengo Lane Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 043 06 0 287.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mary Leigh Youssi now known as Mary Leigh Spencer, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **MLJ Rental Properties, LLC, a Tennessee limited liability company,** its heirs and assigns, all of her interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 160 on the plan of Section Seven, Madison Park of record in Plat Book 4300, Page 84, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 160 fronts 83.85 feet on the Southwesterly side of Roosevelt Avenue and extends back 106.8 feet on the Easterly line and 126.6 feet on the Westerly line to a dead line in the rear on which is measures 55.5 feet.

Being the same property conveyed to Mary Leigh Youssi from Shane M. Youssi recorded on January 7th, 2020 in Instrument No. 20200107-0001928, Register's Office of Davidson County, Tennessee.

Mary Leigh Youssi and Mary Leigh Spencer being one and the same person. Subject property is not the primary, marital residence of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July 2024.

Mary Leigh Youssi NKA Mary Leigh Spencer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mary Leigh Youssi NKA Mary Leigh Spencer**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of July 2024.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____