Karen Johnson Davidson County
Batch# 1174455 DEEDQC
08/26/2024 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240826-0065379

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Mother Flippin Homes, LLC 450 Glastonbury Rd, Apt 15 Nashville, TN 37217	New Owner	053-07-0A-001.00 & 053-07-0A-001.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

CHARLES D LIGHTSEY
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 22nd day of August 2024.

Notary Public

My Commission Expires: 3/3/26
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MFH Holdings, LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantor, hereby quitclaims unto **Mother Flippin Homes, LLC, a Tennessee limited liability company,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING certain private element units situated within Davidson County, Tennessee, and further known as Units A and B, together with the appurtenant common elements of The Homes at 1811 Golf Club Road, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 1811 Golf Club Road, of record in Instrument No. 20240603-0040863, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 1811 Golf Club Road, provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as Exhibit B to said Declaration, the plat of record in Instrument No. 20090310-0021738, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to MFH Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tennessee Regional Holding LLC, a Tennessee Limited

Liability Company, of record in Instrument No. 20240307-0015776, in the Register's Office for Davidson County, Tennessee, dated March 05, 2024, and recorded on March 07, 2024.

This is Improved property known as: **1809 and 1811 Golf Club Road, Nashville, TN 37138.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 22nd day of August 2024.

GRANTOR:

MFH Holdings, LLC

By: _____
Christine Scales, Sole 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 Christine Scales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sole Member of MFH Holdings, LLC, a Tennessee limited liability company, and that she is authorized by MFH Holdings, LLC, to execute this instrument on its behalf.

IN WITNESS WHEREOF, this the 22nd day of August 2024.

DAVIDSON COUNTY CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public
My Commission Expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 22, 2024** .

Affiant Signature

08/23/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 23, 2024** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY