Karen Johnson Davidson County
Batch# 1188253 DEEDQC
10/01/2024 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241001-0075836

This Instrument Prepared By and Returned To: Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No.: **After Recording Return To The Above.**	This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is **ZERO** United States Dollars (**$-0-**). Affiant Sworn to and subscribed before me this 1 day of October, 2024. Notary Public My Commission Expires: 3/1/27

QUITCLAIM DEED

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INDENTURE, made this 1 day of ~~April~~ October, 2024, among:

Munchkin Management, LLC

(the "**Grantor**")

AND

Infinity Management Group, Inc.

(the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

Being part of Lot No. 2 on the map of the Lands of K. J. Morris as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee and described according to a survey made by E. L. Miller, Jr & Co dated May 23, 1963 as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, said point being northwesterly 284.8 feet from the northwest corner of the property conveyed to Castleman Construction Company Book 3533, page 41); thence south 23 degrees 55' West 250 feet; thence North 81 degrees 30' West 51.7 feet to an iron pin; thence North 11 degrees 00' East 268 feet to the southerly margin of Old Hickory Blvd; thence with the same, South 68 degrees 05' East 76.8 feet and south 66 degrees 05' East 33.2 feet to the beginning.

BEING the same property conveyed to Munchkin Management, LLC by Warranty Deed from Music City Holdings, LLC dated October 13, 2020 and filed of record in Instrument No. 20201015-0119977, Register's Office for Davidson County, Tennessee on October 15, 2020.
AND SUBJECT TO THE RIGHT OF REVERTER WHICH S AN INTEGRAL PART OF THIS QUITCLIAM DEED AND IS ATTACHED AS EXHIBIT "A"

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Munchkin Management, LLC

John Burch,
AUTHORIZED SIGNOR

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***John Burch*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ***Authorized Signor*** of ***Munchkin Management*** the within named bargainor, and that he as such ***Authorized Signor/Treasurer*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Authorized Signor/Treasurer***.

Witness my hand and official seal this 1 day of April, 2024.

2024 T.P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

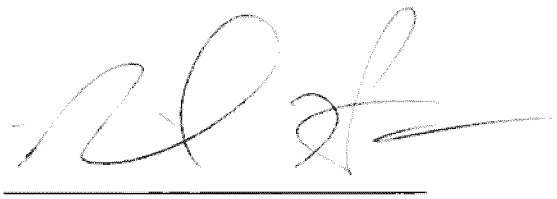
Owner Name & Property Address:
Infinity Management Group, Inc.
1638 Valle Verde Dr
Brentwood, TN 37027

Responsible Party For Taxes:
Infinity Management Group, Inc.
1638 Valle Verde Dr
Brentwood, TN 37027

Tax ID: 041000006204

Certificate of Authenticity

I, Nick Harris, 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 April 1, 2024.



Affiant Signature

4/1/24

Date

State of Tennessee

County of Williamson

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



Notary's Signature

My Commission Expires: 3/9/27

Date

