THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

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 19th day of September, 2024.

Notary Public
My Commission Expires: 05/03/2027

Karen Johnson Davidson County
Batch# 1196681 DEEDQC
10/22/2024 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241022-0082189

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
MC Marshall Properties, LLC **312 Marshall Street** **Nashville, Tennessee 37207**	**MC Marshall Properties, LLC** **312 Marshall Street** **Nashville, Tennessee 37207**	**071-11-0-135.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Poorman, Jr., unmarried, and Corrine Poorman, unmarried** ("Grantors"), by these presents does hereby Quitclaim and convey unto **MC Marshall Properties, LLC, a Tennessee limited liability company** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being the Westerly one-half of Lot No, Part of 43 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, 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 Part of Lot No. 43 fronts 50 feet on the Southerly side of Marshall Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Michael Poorman, Jr. and Corrine Poorman, husband and wife, by Warranty Deed from Danielle R. Kyle, a single woman, and Andrew N. Vaughan, a single man, of record at Instrument number 20211214-0165194, in the Register's Office for Davidson County, Tennessee, dated November 30, 2021.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **312 Marshall Street, Nashville, Tennessee 37207**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 19th day of September, 2024.

GRANTOR:

Michael Poorman, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of September, 2024, before me personally appeared Michael Poorman, Jr., to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 19th day of September, 2024.

Notary Public
My commission expires: 08/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Corrinne Poorman

CORRINE

CAP 10/17/24

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On 10/17/2024 before me, QUINN DEAN PINTO, NOTARY PUBLIC
(Insert name and title of the officer)

personally appeared CORRINE POORMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

QUINN DEAN PINTO
Commission # 2480228
Los Angeles County
California - Notary Public
COMM. EXP. JAN. 25, 2028

Signature Q. Pinto (Seal)

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 10/17/2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 22nd day of October, 2024.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 22nd day of October, 2024.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
2028