Karen Johnson Davidson County
Batch# 1196682 DEEDQC
10/22/2024 03:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241022-0082190

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

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 19th day of September, 2024.

Notary Public
My Commission Expires: 05/02/2027

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
MC Mansfield Properties, LLC **1023 Mansfield Avenue** **Nashville, Tennessee 37206**	**MC Mansfield Properties, LLC** **1023 Mansfield Avenue** **Nashville, Tennessee 37206**	**083-05-0-162.00**

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, unmarried, and Corrine Ann Poorman, unmarried** ("Grantors"), by these presents does hereby Quitclaim and convey unto **MC Mansfield 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:

See attached Exhibit "A."

BEING the same property conveyed to Michael Poorman and Corrine Ann Poorman, husband and wife, by Warranty Deed from Valerie S. Platt and Adam R. Platt, wife and husband, and Robert P. Platt, married, of record at Instrument number 20180705-0064829, in the Register's Office for Davidson County, Tennessee, dated June 28, 2018.

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: **1023 Mansfield Avenue, Nashville, Tennessee 37206**.

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

GRANTOR:

Michael Poorman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of September, 2024, before me personally appeared Michael Poorman, 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: 05/03/2027
(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)

Exhibit "A"

LAND in Davidson County, Tennessee, being the Southerly 150 feet of Lot No. 8 on the plan of the D. H. Bailey property, a plan of which is of record in Book 421, Page 65, Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING on the Northerly margin of Mansfield Avenue at the corner of Lots Nos. 7 and 8 on said plan; thence Northwardly with the line between said two Lots 150 feet to the Southerly margin of an alley; thence Westwardly with said alley 50 feet to the Easterly line of Lot No. 9; thence with said alley 50 feet to the Easterly line of Lot No. 9; thence with said line Southwardly 150 feet to the Northerly line of said Avenue; thence with the Northerly margin of said Avenue Eastwardly 50 feet to the beginning.

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
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9/5/2028