Karen Johnson Davidson County
Batch# 1199630 DEEDQC
10/31/2024 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241031-0084543

QUITCLAIM DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of October, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MDJN LLC	Same as owner	071 11 0 118.00
(NAME) 1212 Graybar Lane	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew Ryan Hargis**, a married man (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **MDJN LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, all of his right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 311 Marshall Street, Nashville, TN 37207.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of October 30, 2024.

GRANTOR:

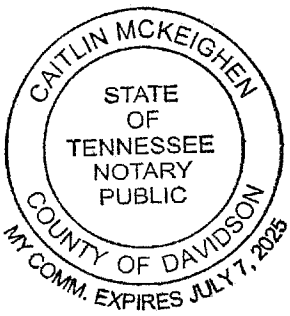
Matthew Ryan Hargis

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Matthew Ryan Hargis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of October, 2024.



Notary Public

My Commission Expires: 7-7-25

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly 1/2 of Lot No. 47 on the Plan of Trinity Heights Addition #5 of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee. Said part of Lot No. 47 fronts 50 feet on the Northerly side of Marshall Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Matthew Ryan Hargis, a married man, by Warranty Deed from Eboni McAllister, a married woman, dated October 31, 2022, of record in Instrument No. 20221031-0117433, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 October 30, 2024.

Signature
Date: October 30, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of October, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025