This instrument was prepared by:
J. Kevin Renfro, Attorney
217 E. Broadway Avenue
Maryville, Tennessee 37804

TAX LIABILITY:
Mayo Holdings, LLC
7137 Bidwell Road
Joelton, TN 37080

PROPERTY OWNER:
Same

Karen Johnson Davidson County
Batch # 1203172 DEEDQC
11/12/2024 08:59:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241112-0087541

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this the 1st day of Nov., 2024, by and between **MARLIN OTTO MAYO AND WIFE, MARILYN K. MAYO**, Parties of the First Part, and **MAYO HOLDINGS, LLC, a Tennessee limited liability company**, Party of the Second Part.

WITNESSETH:

That for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, the Parties of the First Part quitclaim unto the Party of the Second Part, all of their right, title and interest in and to the following described real estate, to-wit:

SITUATED in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at the southwest corner of a corner of a small tract (or 10t) of land heretofore conveyed by J.H. Ford, et ux, to E.E. Felts, et ux, and the right of way line of 112 Highway and being a part of a tract of land conveyed to us by J.J. Babb and wife, Emma Babb as of record in Book 1383, page 123 R.O.D.C., Tennessee, thence north 21 degrees east 375 feet to a stake in the southern margin of the Old Clarksville Pike; thence north 78-3/4 degrees west 116 feet to a stake; thence south 21 degrees west 375 feet to the right of way line of 112 Highway; thence with the same 116 feet to the beginning, containing one acre, more or less.

It is understood by both parties that the within described property shall not be used for the purpose of operating beer tavern, night clubs or dance halls.

BEING the same property conveyed to Parties of the First Part by deed dated December 20, 2004, of record in Instrument No. 20050201-0011459, in the Register's Office for Davidson County, Tennessee.

PARTIES of the First Part herein make oath that Otto Mayo and wife, Mildred M. Mayo, who reserved a life estate in Instrument No. 20050201-0011459, in the Register's Office for Davidson County, Tennessee, are both now deceased.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

PARCEL IDENTIFICATION NUMBER:	**CLT**	**PARCEL**	**GROUP**
	021	027.00	

IN TESTIMONY WHEREOF, the Parties of the First Part have hereunto set their signatures on this the day and date first above written.

Marlin O. Mayo
MARLIN OTTO MAYO

Marilyn K. Mayo
MARILYN K. MAYO

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, a Notary Public in and for said County, the within named bargainor, MARLIN OTTO MAYO AND WIFE, MARILYN K. MAYO, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of Nov, 2024.

My Commission Expires:
Aug 18 2026

Notary Public

CRAIG HEAD, STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES AUG 18 2026

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Marlin O Mayo
AFFIANT

Subscribed and sworn to before me
this 4 day of Nov, 2024.

My Commission Expires:
Aug 18 2026

Notary Public

CRAIG HEADY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES AUG 18 2026