QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/09/2026
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1208895 DEEDQC
11/27/2024 01:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241127-0092950

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M & D Acquisition, LLC, a Kentucky limited liability company	**New Owner**	**05814007100** **05814017800** **05300013400**
2933 Georgia Street	(NAME)	
(ADDRESS) **Paducah, KY 42003**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MARKUS HENRY SAMUEL ELLEGOOD,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **M & D ACQUISITION, LLC, A KENTUCKY LIMITED LIABILITY COMPANY** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1 (05814007100):

A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 71 ON TAX MAP 58-14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGS LANE, BEING THE NORTHWESTERLY CORNER OF LOT NO. 147 ENCHANTED HILLS, SECTION 4, AS OF RECORD IN BOOK 3842, PAGE 112, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C); THENCE,

1. **WITH THE WESTERLY LINE OF LOTS 147, 146, AND 145, S2 DEGREES, 18'W, 408.29 FEET TO AN IRON PIN SET; THENCE,**
2. **N86 DEGREES, 46'W, 54.00 FEET TO AN IRON PIN SET IN PARCEL 71; THENCE,**
3. **WITH A LINE SEVERING PARCEL 71, N2 DEGREES, 18'E, 405.43 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF KINGS LANE; THENCE,**
4. **WITH SAID RIGHT-OF-WAY LINE, S89 DEGREES, 45'E, 54.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,967 SQUARE FEET.**

BEING THE SAME PROPERTY CONVEYED TO MARKUS HENRY SAMUEL ELLEGOOD BY FINAL DECREE CONFIRMING SALE IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TAX CIVIL ACTION NO. 22-0464-III (TAX SALE) FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE, FILED AUGUST 11, 2023, OF RECORD IN INSTRUMENT NO. 20230921-0074286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PROPERTY MORE COMMONLY KNOWN AS 0 KINGS LANE, NASVHILLE, TN 37218 (FOR INFORMATIONAL PURPOSES ONLY).

PARCEL 2 (05814017800):

BEGINNING AT AN IRON PIN SET AT THE COMMON EASTERLY CORNER OF LOTS 229 AND 230 ENCHANTED HILLS, SECTION TEN, AS OF RECORD IN BOOK 4460, PAGE 39, R.O.D.C., TENNESSEE; THENCE,

1. **WITH THE EAST LINE OF LOT NO. 230, N2 DEGREES, 18'E, 131.7 FEET TO AN IRON PIN SET; THENCE,**
2. **S87 DEGREES, 42'E, 66.00 FEET TO AN IRON PIN SET IN PARCEL 71, TAX MAP 58.14; THENCE,**
3. **WITH A LINE SEVERING PARCEL 71, S2 DEGREES 18'W, 6.00 FEET TO AN IRON PIN SET; THENCE,**
4. **S2 DEGREES, 18'W 60.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,776 SQUARE FEET.**

BEING THE SAME PROPERTY CONVEYED TO MARKUS HENRY SAMUEL ELLEGOOD BY FINAL DECREE CONFIRMING SALE IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TAX CIVIL ACTION NO. 22-0464-III (TAX SALE) FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE, FILED AUGUST 11, 2023, OF RECORD IN INSTRUMENT NO. 20230921-0074287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PROPERTY MORE COMMONLY KNOWN AS 0 QUEENS LANE, NASVHILLE, TN 37218 (FOR INFORMATIONAL PURPOSES ONLY).

PARCEL 3 (05300013400):

THE PRIVATE ROADS AND DETENTION POND DEPICTED ON PLATS OF RECORD IN BOOK 6200, PAGE 860; BOOK 6900, PAGE 929; BOOK 6200, PAGE 904; BOOK 7900, PAGE 769; BOOK 7900, PAGE 784; BOOK 7900, PAGE 974; BOOK 7900, PAGE 982; BOOK 9700, PAGE 85; BOOK 8250, PAGE 722; BOOK 8250, PAGE 754; BOOK 9700, PAGE 504; BOOK 9700, PAGE 640; BOOK 11190, PAGE 17, ALL OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (SAID ROADS AND POND ARE "COMMON AREAS" AS DEFINED IN THE DECLARATION OF RECORD IN BOOK 7584, PAGE 347, SAID REGISTER'S OFFICE, AND THUS SUBJECT TO THE EASEMENT RIGHTS OF THE OWNERS OF PROPERTY WITHIN OLD HICKORY CENTRE (F/K/A RIVERFRONT CENTER).)

LESS AND EXCEPT THOSE OUT-CONVEYANCES BY THOSE FINAL DECREES CONFIRMING SALE OF RECORD IN INSTRUMENT NOS. 20230306-0016021 AND 20240906-0068767, AND ANY OTHER PROPERTY NOT CONVEYED TO THE GRANTOR HEREIN BY THAT TAX SALE HEREINBELOW REFERENCED.

BEING THE SAME PROPERTY CONVEYED TO MARKUS HENRY SAMUEL ELLEGOOD BY FINAL DECREE CONFIRMING SALE IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TAX CIVIL ACTION NO. 23-0416-IV (TAX SALE) FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE, FILED JANUARY 26, 2024, OF RECORD IN INSTRUMENT NO. _202411270092949_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PROPERTY MORE COMMONLY KNOWN AS 0 MARTINGALE DRIVE, OLD HICKORY, TN 37138 (FOR INFORMATIONAL PURPOSES ONLY).

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 26th day of November, 2024.

Markus Henry Samuel Ellegood

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Markus Henry Samuel Ellegood, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2024.

Notary Signature

My commission expires:



Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **November 26, 2024**.

Date

Affiant Signature

November 26, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **26th** day of **November**, 20**24**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)