Karen Johnson Davidson County
Batch# 1258285 DEEDQC
04/14/2025 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250414-0027684

PREPARED BY:
Meridian Capital Group LLC
5115 Maryland Way
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $ 0

AFFIANT

Subscribed and sworn to before me
this 31st day of March, 2025.

NOTARY PUBLIC
My Commission Expires: 10-26-25

MIRANDA W. PYBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
MC1 Holdings, LLC
5115 Maryland Way
Brentwood, TN 3727

SEND TAX BILLS TO:
New Owner

Parcel ID: 07200001100

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Meridian Capital Group, LLC,a Tennessee LLC** (Grantor), does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **MC1 Holdings, LLC,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A FOR COMPLETE DESCRIPTION

This is real property commonly known as 3309 Ambrose Ave, Nashville, TN 37207.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31st day of March, 2025.

Meridian Capital Group, LLC

By: Neal Lampley
Its: CEO

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Neal Lampley, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the CEO (or other officer authorized to execute the instrument) of Meridian Capital Group, LLC., the within named bargainor, and that they, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 31st day of March, 2025.

MIRANDA W. PYBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-26-25

EXHIBIT A

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described below according to Survey completed by Clint Elliott Survey on August 31, 2020.

Commencing on the Northerly right-of-way line of Ambrose Avenue, 50 feet in width, at a corner common with Lot 1, First Addition, Space Park East of record in Plat Book 4473, Page 53;

Thence leaving the Northerly right-of-way line of Ambrose Avenue with the Easterly line of said Lot 1, North 8 degrees 24 minutes, 53 seconds East, 331.47 feet to a corner common with the property shown on Space Park East of record in Plat Book 3700, Page 137;

Thence with the Northerly line of said property shown on Space Park East, South 82 degrees 05 minutes 30 seconds East, 54.00 feet to a corner common with the property conveyed to Pinson Properties, LLC and Scojo Properties, LLC of record in Instrument Number 20170724-074802;

Thence with the northerly line of said Pinson and Scojo Properties, South 82 degrees 05 minutes 30 seconds East, 263.78 feet to the true Point of Beginning for this tract;

Thence with the southerly line of an existing Nashville Electric Service Easement, 20 feet in width; South 82 degrees 05 minutes 30 seconds East, 519.85 feet to the westerly line of the property conveyed to the State of Tennessee of record in Book 1163, Page 314;

Thence first with the westerly line of the property conveyed to the State of Tennessee, and then with the westerly line of said Space Park East, South 6 degrees 44 minutes 59 seconds West, 179.84 feet to a corner common with said property shown on Space Park East;

Thence with northerly line of Space Park East, North 82 degrees 05 minutes 44 seconds West, 520.52 feet to a corner common with aforesaid Pinson and Scojo Properties;

Thence with the easterly line of Pinson and Scojo Properties, North 6 degrees 57 minutes 43 seconds East, 179.86 feet to the Point of Beginning;

DEED REFERENCE:
Being the same property conveyed to Lazarus Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Rock Home, LLC, a Tennessee limited liability company dated November 20, 2020 and recorded as Instrument No.: 20201201-0139507 with the Davidson County Register of Deeds Office.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

Being same property conveyed to Meridian Capital Group, LLC. on March 14, 2025 by Warranty Deed, Instrument No. 20250314-0018939 recorded in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 31, 2025.

J. Carlton Drumwright

3/31/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 3/31/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY