Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson
Batch # 1265604
04/29/2025 10 14 54 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250429-0032844

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
DV8 Builders, LLC 114 Taylor Industrial Blvd Hendersonville, TN 37075	New Owner	072-06-0-046 00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **THE MC2 GROUP, INC., A TENNESSEE CORPORATION (previously identified by error as MC2 Group, Inc., a Tennessee corporation in prior deed),** hereinafter called **"GRANTORS,"** hereby quitclaims and conveys unto **DV8 BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

The land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the map of Maynor Place Subdivision, as of record in Plat Book 843, Page 24, Register's Office for said County and described as follows:

Beginning at a point in the southerly margin of Maynor Avenue at the corner of Lots 28 and 29; thence with the line between said lots southerly 148 3/4 feet to a point; thence northerly 79 1/2 feet west 154 1/2 feet to the easterly margin of Maynor Avenue as shown on said plan; thence northeasterly along the margin of said Avenue 192 1/4 feet, more or less, to a turn in said Avenue; thence easterly with said Avenue 21 1/4 feet to the beginning.

Being a part of the same property conveyed to MC2 GROUP, INC., A TENNESSEE CORPORATION, by deed from WILLIAM L. COGDILL AND WIFE, THERESA L. COGDILL, of record in Instrument No. 20180517-0047180, dated May 11, 2018, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property known as 900 Maynor Avenue, Nashville, TN 37216

The address is believed to be accurate but such address is not part of the legal description In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of April, 2025.

Grantor:
THE MC2 GROUP, INC.
A Tennessee Corporation

By: **Robert A. Cushman**
Its: **Shareholder**

By: **Joshua Mattice**
Its: **Shareholder**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Robert A. Cushman and Joshua Mattice, Shareholders for The MC2 Group, Inc.,** the within named bargainor, **a Tennessee corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such Shareholders.

Witness my hand, at office, this 25th day of April, 2025.

Notary Public

My Commission Expires: May 20, 2028

My commission expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.00

Hillary Torrence
AFFIANT

Sworn to and subscribed before me, this 25th day of April, 2025.

Notary Public

My Commission Expires: May 20, 2028

My Commission Expires: _____

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY