Karen Johnson Davidson County
Batch # 1311567 DEEDQC
08/19/2025 09:19:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250819-0066007

This instrument was prepared from information supplied by the parties.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2025.

Notary Public
My Commission Expires: 03.06.29

HENRY FLETCHER JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maverick Development, LLC 2012 Highway 12 South Ashland City, TN 37015	New Owner	07105022500 07105029900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **MFH Holdings, LLC** ("Grantor") do/does hereby quitclaim and convey unto **Maverick Development, LLC** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 Scruggs Sub., Brooklyn Heights as of record in Book 332, Page 140, Register's Office, Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lot No. 131 Scruggs Sub., Brooklyn Heights as of record in Book 332, Page 140, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed dated April 11, 2024, of record at Instrument No. 20240418-0027881 and Instrument No. 20240418-0027817 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants, and conditions, including those of record in the Register's Office of Davidson County, Tennessee.

This unimproved land is located at: 1818A Seminary Street and 1818B Seminary Street, Nashville, TN 37207

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2025.

GRANTOR:

~~MFH Holdings, LLC~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MFH Holdings, LLC,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2025.

Notary Public
My Commission expires: 03.06.29

HENRY FLETCHER JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON