#17741

Return to
Advantage Title And Escrow, I.
1321 Murfreesboro Pike, Suite
Nashville TN 37217

FROM: Marcus Hayes

TO: CMG Holdings, LLC a Tennessee Limited Liability Company

QUITCLAIM DEED

Address of New Owner:
CMG Holdings, LLC
2718 Scovel Street
Nashville, TN 37208

Send Tax Bills To:
OWNER

Map & Parcel:
09201010500

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

STATE OF Tennessee
COUNTY OF DAVIDSON

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

x _____
Affiant

Prepared from information furnished by the parties

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me this the 22 day of Aug 2025.

_____
Notary Public
Commission Expires:_____

I, Marcus Hayes, married do hereby quitclaim to **CMG Holdings, LLC, a Tennessee Limited Liability Company** their Heirs and Assigns, all their rights, title and interest in the following land located in Davidson County, Tennessee described as follows To-Wit:

Being the south 27 feet of Lot No. 12 ,all of lot No. 13 and the north 10 feet of Lot 14, on Block 32, on the unrecorded plan of Midway, described as follows:

Said lot and part of said lots adjoin and front together 87 feet on the east side of 33rd Avenue North, and extend back between parallel lines, parallel to and 73 feet south of Alemeda Street, 150 feet to an alley in the rear. This property is improved and known as 1016 33rd Avenue, North, Nashville, Davidson County, Tennessee 37209. This legal description is identical with that in Deed record in Book 11004, Page 847, recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcus Hayes, married, by deed of record in Instrument No. 20240624-0046744, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1016 33rd Avenue North, Nashville, Tn 37209

This property has never been used as the Grantors primary residence.

Karen Johnson
Batch # 1313919
08/25/2025 10:45:15 AM
Fees $12.00 Taxes $0.00

Davidson County
DEEDQC
2 pgs

20250825-0067698

Witness my hand(s) this the 22 day of Aug, 2025

Marcus Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcus Hayes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, TENNESSEE, this the 22 day of Aug, 2025.

Notary Public
Commission Expires:
10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY