Karen Johnson
Batch # 1347816
11/18/2025 03:57:09 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20251118-0092070

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
MRG-CP, LLC Flynn Doyle, Manager 7347 Charlotte Pike Nashville, TN 37209	Same as Owner.	12904009600

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Flynn Doyle** and **Robert M. Holland, Jr., Co-Trustees of The MRG 2015 Irrevocable Trust U/A Dtd. October 15, 2015**, as "Grantors", by these presents do hereby quitclaim and convey unto **MRG-CP, LLC**, as "Grantee", all right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is of improved real property known as 304 Churchill Court, Nashville, Tennessee 37205.

Richard A. Johnson, was a prior Co-Trustee of **The MRG 2015 Irrevocable Trust U/A Dtd. October 15, 2015**, and resigned as Co-Trustee of in favor of his duly appointed successor, **Robert M.**

Holland, Jr. This instrument is recorded to evidence such Co-Trustee resignation and successor appointment in compliance with T.C.A. Section 35-1-111(b).

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 31ST day of October, 2025.

ROBERT M. HOLLAND, JR. Co-Trustee of The MRG 2015 Irrevocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, KELLY SAMONS MECK, a Notary Public in and for said County, **Robert M. Holland, Jr.**, the within named Co-Trustee of **The MRG 2015 Irrevocable Trust U/A Dtd. October 15, 2015**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of October, 2025.

Kelly Samons Meck
Notary Public

My Commission Expires: 8/15/2026

KELLY SAMONS MECK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FLYNN DOYLE, Co-Trustee of The MRG 2015 Irrevocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CINDY BERTOLI, a Notary Public in and for said County, **Flynn Foyle**, the within named Co-Trustee of **The MRG 2015 Irrevocable Trust U/A Dtd. October 15, 2015**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of October, 2025.

Notary Public

My Commission Expires: 01/24/2028

CINDY BERTOLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Affiant

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

Notary Public

My Commission Expires: 01/24/2028

CINDY BERTOLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee BEING Lot No. 2 on the plan of Churchill Subdivision, of record in Book 7900, Page 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Flynn Doyle and Richard A. Johnson, Co-Trustees of The MRG 2015 Irrevocable Trust U/A Dtd. October 15, 2015 by deed from Flynn Doyle and Richard A. Johnson, Co-Trustees of The Charles H. Geny 2015 Irrevocable Trust U/A Dtd. October 15, 2015, Instrument No. 20210513-0064750 of record in the Register's Office for Davidson County, Tennessee.
>
> The foregoing description was taken from the prior deed of record. *See* T.C.A. Section 66-24-121.