Karen Johnson Davidson County
Batch # 1361097 DEEDQC
12/23/2025 10:26:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0101930

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:
Geny CP Trust Charles H. Geny, Trustee 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, **MRG-CP, LLC**, as "Grantor", by these presents does hereby quitclaim and convey unto the **Geny CP Trust, U/A Dtd. the 19th day of September, 2025**, 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.

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 I have hereunto set my hand and seal on this 20th day of December, 2025.

MRG-CP, LLC

By _____
Flynn Doyle
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John M. McDonald, a Notary Public in and for said County, **Flynn Doyle**, the within named Manager of **MRG-CP, LLC**, a Tennessee limited liability company, 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 on behalf of such limited liability company.

Witness my hand, at office, this 20th day of December, 2025.

JOHN M. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
Affiant

Subscribed and sworn to before me, this 20th day of December, 2025.

JOHN M. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

_____
Notary Public

My Commission Expires: _____

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 MRG-CP, LLC by quitclaim deed from Flynn Doyle and Robert M. Holland, Jr., Co-Trustees of The MRG 2015 Irrevocable Trust U/A Dtd. June 19, 2025, Instrument No. 20251118-0092070 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.