QUITCLAIM DEED

Karen Johnson
Batch # 1390249
03/09/2026 08:23:34 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260309-0018378

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 7TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/2/2027

(AFFIX SEAL)

MICHELL JAMES BABCOCK NOTARY PUBLIC DEKALB COUNTY GA MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
IBG Capital Partners, Inc	**Same As New Owner**	
(NAME) **3777 Peachtree Rd. NE, Apt. 1731,**	(NAME)	**105-05-0-001.00** **104-08-0-382.00** **104-12-0E-001.00-CO**
(ADDRESS) **Brookhaven, GA 30319**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MSG ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, SHOOTING STAR CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND G3 CAPITAL PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **IBG CAPITAL PARTNERS, INC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Property 1 - 1214 Villa Pl :

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of George I. Waddey Resubdivision of Lot 28, O.B. Hays Rokeby Addition of record in Plat Book 421, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MSG Enterprises, LLC, a Tennessee limited liability company by Quitclaim Deed from Mitchell Greenberg, unmarried, dated September 12, 2014 and recorded September 17, 2014 in Instrument No. 20140917-0085267, Register's Office of Davidson County, Tennessee.

Property 2 - 1407 Villa Pl:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the plan of O. B. Hayes Plan, called 'Rokeby" as shown on plat of record in Plan Book 21, Page 87, Register's Office for Davidson County, said part of Lot No. 41 being more particularly described as follows:

Beginning on the westerly margin of Villa Place, 160 feet south of he southerly margin of Horton, formerly Weston, Avenue, being C. E. Tomlin wife's southeast corner, thence westwardly, with he southerly line of the Tomlin lot and parallel with said Horton Avenue, 144 feet, or less, to tie easterly margin of an alley; thence with said alley, southwardly 60 feet; thence westwardly and parallel with Tomlin's southerly line 144 feet, more or less, the westerly margin of Villa Place; thence northwardly, with the westerly margin of Villa Place, 60 feet to the beginning.

Being part of the same property conveyed to Shooting Star Capital, LLC, a Tennessee limited liability company, by Quitclaim Deed from Mitchell Greenberg, unmarried, dated December 30, 2024 and recorded January 2, 2025 in Instrument No. 20250102-0000396, Register's Office of Davidson County, Tennessee.

Property 3 - 2113 Acklen Ave #1:

Land in Davidson County, Tennessee, being Unit No. 1, as shown on the plan of Parker House Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument 20061211-0152323, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to G3 Capital Partners, LLC, by Warranty Deed from Patrick L. Vardaro and Baron J. Dulaney, dated September 10, 2013 and recorded September 20, 2013 in Instrument No. 20130920-0099280, Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1214 Villa Pl, Nashville, Tennessee 37212, 1407 Villa Pl, Nashville, TN 37212, & 2113 Acklen Ave #1, Nashville, TN 37212**.

Witness my/our hand(s) this the 27 day of February, 2026.

MSG Enterprises LLC

By: Mitchell Greenberg
Its: Member

Shooting Star Capital LLC

By: Mitchell Greenberg
Its: Member

G3 Capital Partners LLC

By: Mitchell Greenberg
Its: Member

STATE OF Ga
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL GREENBERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MSG Enterprises LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of February, 2026.

Notary Public

My Commission Expires: 10/2/27

MICHAEL JAMES BABCOCK NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES OCTOBER 02 2027

STATE OF Ga
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL GREENBERG to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of Shooting Star Capital LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of February, 2026.

Notary Public

My Commission Expires: 10/2/27

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Witness my hand and official seal, this the 27 day of February 2026.

Notary Public

My Commission Expires: 10/2/27

MICHAEL JAMES BABCOCK NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES OCTOBER 02 2027

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206