QUITCLAIM DEED

Karen Johnson
Batch # 1390262
03/09/2026 08:40:05 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260309-0018396

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 2nd DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: OCTOBER 02 2027

(AFFIX SEAL)

MICHAEL 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)
Shooting Star Capital LLC, a Tennessee Limited Liability Company	**Same As New Owner**	
(NAME)	(NAME)	**105-05-0-049.00**
3777 Peachtree Rd. NE, Apt. 1731		
(ADDRESS)	(ADDRESS)	
Brookhaven, GA 30319		
(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,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHOOTING STAR CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Haynie's Subdivision of Lot 40, O. B. Hayes Plan of Large Lots, of record in Book 148, Page 433, in the Register's Office for Davidson County, Tennessee, to which 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 Warranty Deed from Michelle L. Moody and husband, Kenneth E. Moody dated November 7, 2014 and recorded November 12, 2014 in Instrument No. 20141112-0103998, 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: **1404 Villa Pl, Nashville, Tennessee 37212**.

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

MSG Enterprises 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

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