FROM:
J2K Builders, LLC

Davidson County DEEDQC
Recvd: 02/09/12 16:23 3 pgs
Fees:17.00 Taxes:0.00
20120209-0011829

TO:
Matlock Townhomes Owners Association

QUITCLAIM DEED

Address of New Owner:
Matlock Townhomes
Owners Assoc.
P.O. Box 100453
Nashville, TN 37224

Send Tax Bills To:
Owner

Map & Parcel:
163-16-0-C

003.00 CO

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place #100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transaction is $ -0-

affiant

Subscribed and sworn to before me, this the 9th day of February, 2012

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
Commission Expires: 6-21-15

J2K Builders, LLC does hereby quitclaim to Matlock Townhomes Owners Association, its Heirs and Assigns, all its rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Matlock of record in Instrument 20070430-0051281, Register's Office for Davidson County Tennessee, and being shown as part of the property subject to the terms and conditions of the Master Deed for Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument 20070509-0055599 & 20070705-0080103 & 20100122-0005543 & 20100503-0033517 & 20100122-0005443 & 20101216-0099939 & 20111228-0101458 and further shown on the site plan for Phase I.

Being part of the same property conveyed to J2K Builders, LLC by deed of record in Instrument 20050512-0053993, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property known as:

Witness our/my hand(s) this the 9th day of February, 2012

J2K Builders, LLC

By:

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared James T. Mclean, Sr. with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of J2K Builders, LLC, and that he as such Chief manager, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of February, 2012.

Lori Holloway
Notary Public

Commission expires: 6-21-15

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY