Davidson County DEEDQC
Recvd: 09/12/14 14:11 2 pgs
Fees:12.00 Taxes:0.00
20140912-0083873

QUITCLAIM DEED

Address of New Owner:
Dolphin Properties
721 President Place #100
Smyrna, TN 37167

Send Tax Bills To:
Owner

Map & Parcel:
91-02-0-040.00

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 12th day of September, 2014.

Notary Public
Commission Expires: 4/18/15

J2K Builders, LLC does hereby quitclaim to Dolphin Properties, a Tennessee General Partnership, its Successors 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. 20 of Block 16, Cherokee Park Subdivision as of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Said Lot 20 fronts 50 feet on the southerly side of California Avenue and extends back southerly with the easterly line of Twenty-Second Street (now 63rd Avenue North) 150 feet to an alley.
>
> Being part of the same property conveyed to J2K Builders, LLC of record in Instrument No. 20140721-0064498, said Register's Office.

This is unimproved known as: 0 California Avenue, Nashville, TN 37209

Witness my hand this the12th day of September, 2014.

J2K Builders, LLC

By: Philip Ellis, Authorized Agent

State of Tennessee

County of Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 12th day of September, 2014.

Commission Expires: 4/18/15

Notary Public

True Copy Certification

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' Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE NOTARY PUBLIC