Davidson County DEEDQC
Recvd: 10/24/14 09:17 2 pgs
Fees:12.00 Taxes:0.00
20141024-0098099

QUITCLAIM DEED

Address of New Owner:
Raven's Retreat Owners Association
C/O Apex Ventures
2409 Cruzen Street
Nashville, TN 37211

Send Tax Bills To:
Owner

Map & Parcel:
149 Parcel 25

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 23rd day of October, 2014.

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
Commission Expires: 5/23/16

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

Tract 1:
Being the common area shown on the site plan of Raven's Retreat, Exhibit B, to the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat recorded as Instrument No. 20120606-0049559, Register's Office for Davidson County, Tennessee.

Tract 2:
Being all the property described in the declaration in Exhibit A, less the property described in the declaration in Exhibit A-1, to the Declarations of Covenants, Conditions and Restrictions for Raven's Retreat recorded as Instrument No. 20120606-0049559, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J2K Builders, LLC of record in Instrument No. 20110818-0064117, said Register's Office.

Witness my hand this the 23rd day of October, 2014.

J2K Builders, LLC

By: James T. McLean, Sr., Chief Manager

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 who 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 23rd day of October, 2014.

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Commission Expires: 5/23/16

Notary Public

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway 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: 5/23/16
Notary' Seal (if on paper)

