Davidson County DEEDQC
Recvd: 11/21/14 11:39 4 pgs
Fees:22.00 Taxes:0.00
20141121-0107419

Prepared by: John Muhich, 4203 Spinnaker Cove, Austin, TX 78731	Property Owner and Mail Tax Bills To: John Muhich, 4203 Spinnaker Cove, Austin, TX 78731	Property Address: 2426 Brick Church Pike, Nashville, TN 37207	Tax Parcel No.:

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JM Assets, LP a Nevada Limited Partnership** ("Grantor"), does hereby quitclaim and convey an undivided **TEN PERCENT INTEREST (10%)** of its right, title and interest to, **JM CHARITABLE FOUNDATION a Texas Non-profit Corporation** ("Grantee"), its successors and assigns, in the following described real estate situated and being in Nashville, Davidson County, State of Tennessee to, wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat AAA Storage Subdivision of record in Instrument No. 20020411004526O, said Register's Office of Davidson County, Tennessee, and further described as follows:

A tract of land in the 2nd District, Davidson County, Tennessee, being Lot No. 1 of AAA Storage Subdivision as recorded in Instrument No. 20020411004526O, Register's Office of Davidson County, Tennessee (RODC). Tract Being bounded on the south by Brick Church Realty, LLC as recorded in Instrument No. 201205150041993, RODC, on the west by KRC Family Partnership, LP, as recorded in Instrument No. 200412140148685, RODC and by Donna & James Coons as recorded in Instrument No. 200505200057027, RODC, on the north by Nashville Electric Service as recorded in Instrument No. 201210100092770, ROCD and on the east by the western Right of Way (ROW) of Brick Church Pike. Tract Being described as follows:

POINT OF BEGINNING being an iron pin on the western ROW of said Brick Church Pike and the northeastern corner of said Brick Church Realty, LLC; thence along the common line of said Brick Church Realty, LLC S 80° 41' 56" W 1325.36 feet to an iron rod with Dell RLS 1710 cap; thence N 18° 43' 40" W 73.08 feet to an iron rod with T&A RLS 1128 cap; thence N 17° 32' 30" W 122.94 feet to an iron rod with T&A RLS 1128 cap; thence N 80° 42' 55" E 1040.89 feet to a point; thence S 08° 58' 10" E 138.46 feet to a point; thence N 80° 41' 57" E 310.61 feet to a point; thence S 13° 43' 20" E 55.17 feet to the point of beginning.

Tract contains 215,861 square feet or 4.96 acres.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to JM Assets, LP, a Nevada limited partnership, by Quit Claim Deed from A-A-A Storage I-65 at Trinity, LP, a Texas limited partnership, recorded November 4, 2014, as Instrument No. 20141104-0101937, Register's Office of Davidson County, Tennessee.

Effective Date November 14, 2014

[Signature page follows]

[Signature page to Quit Claim Deed]

GRANTOR:

JM Assets, LP
a Nevada Limited Partnership

By: A-A-A Storage, LLC, a Texas limited liability company, its general partner

By: _____
John Muhich, President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, a Notary Public of the State and County aforesaid, personally appeared John Muhich, 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 President of A-A-A Storage, LLC a Texas limited liability company acting in the capacity as General Partner of JM Assets, LP, a Nevada limited partnership, and that he, as such President, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such President.

WITNESS my hand, at office, this 13 day of November, 2014.

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY LOWE
My Commission Expires
September 10, 2018

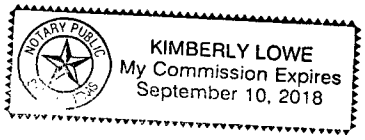
_____
Notary Public – State of Texas

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13 day of November, 2014.



Notary Public

Notary stamp:

True Copy Certification

I, JAMES KARELA, 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 ILLINOIS

County of COOK

Personally appeared before me, [Name of Notary] MARTHA REYNA, a notary public for this county and state, [name of person making certification] JAMES KARELA 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: _____
Notary' Seal (if on paper)

OFFICIAL SEAL
MARTHA REYNA
Notary Public - State of Illinois
My Commission Expires Jan 17, 2016