BILL GARRETT, Davidson County
Trans:T20150009187 DEEDQC
Recvd: 02/05/15 10:53 2 pgs
Fees:12.00 Taxes:0.00
20150205-0010930

This Instrument Prepared by:
Keith H. Solomon, Attorney
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is: $.00

Affiant

Subscribed and sworn to before me this 30 day of January, 2015.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
J Phive Development, LLC 605 Calverton Lane Brentwood, TN 37027	New Owner 605 Calverton Lane Brentwood, TN 37027	Map 105-04 Parcel 006

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)

DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **J Phive Development, LLC, a Tennessee limited liability company** has bargained and sold and does hereby quitclaim, transfer and convey all her their right, title and interest which they may have in the hereinafter described property to **J Phive Development, LLC, a Tennessee limited liability company** and or its assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 429 in Maury & Claiborne's Addition to South Nashville a plan of which is of record in Book No. 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 429 fronts 40 feet on the northerly side of Perkins Street, and runs back between parallel lines with the easterly margin of Claiborne Street 150 feet to an alley, 20 feet wide.

Being part of the same property conveyed to J Phive Development, LLC, a Tennessee limited liability company, by Warranty Deed dated August 5, 2014 by Samuel R. Sims, Jr., Jewell E. Sims and Larry J. Sims, of record in Instrument Number 20140805-0070404, of record in the Register's Office for Davidson County, Tennessee.

Property known as: **14 Perkins Street, Nashville, TN 37210**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 30 day of January, 2015.

J Phive Development, LLC

By: _____
Jared Sciullo, Member

By: _____
Jenny Sciullo, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Jared Sciullo and Jenny Sciullo,** with whom I am personally acquainted or (who proved to me their identity on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are both the **Members of J Phive Development, LLC, a Tennessee limited liability company** and is authorized by said limited liability company to execute this instrument on its behalf..

Witness my hand, at office, this 30th day of January, 2015.

_____
Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017