Davidson County DEEDQC
Recvd: 02/06/15 14:29 2 pgs
Fees:12.00 Taxes:0.00
20150206-0011444

QUITCLAIM DEED

Address of New Owner:
J2K Builders, LLC
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 29th day of ~~January~~ January, 2015.

Notary Public
Commission Expires: 5/23/16

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Dolphin Properties, a Tennessee General Partnership does hereby quitclaim to J2K Builders, LLC, 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.

Being part of the same property conveyed to Dolphin Properties a Tennessee General Partnership of record in Instrument No. 20140912-0083873, said Register's Office.

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

Witness my hand this the 29th day of ~~January~~ January, 2015.

Dolphin Properties a Tennessee General Partnership

By: James T. McLean, Sr., Partner

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 Partner of Dolphin Properties a Tennessee General Partnership, and that he as such Partner of Dolphin Properties a Tennessee General Partnership, executed the foregoing instrument for the purposes therein contained.

Witness ~~my hand~~ and official seal at Nashville, Tennessee, this 29th day of ~~January~~ January, 2015.

Notary Public
Commission expires: 5/23/16

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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)

