Davidson County DEEDQC
Recvd: 02/11/16 12:19 2 pgs
Fees:12.00 Taxes:0.00
20160211-0013288

QUITCLAIM DEED

Address of New Owner:
J2K Builders, LLC
615 Napoleon Avenue
Nashville, TN 37211

Send Tax Bills To:
Owner

Map & Parcel:
part of 091-02-0
041.00

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 DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 10

affiant

Subscribed and sworn to before me, this the 11th day of February, 2016.

Notary Public
Commission Expires: 4-20-19

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

KRKR Properties 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 Unit No. A & B on the Plan of Cottages at 6221 California Avenue, as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Cottages at 6221 California Avenue of record in Instrument No. 20151222-0128918, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description, together with the rights of the developer as defined in the Master Deed.

Being the same property conveyed to KRKR Properties of record in Instrument No. 20141024-0098100, said Register's Office.

This is unimproved known as: 6221 California Avenue, Nashville, TN 37209

Witness my hand this the 10th day of February, 2016.

KRKR Properties

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 who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of KRKR Properties, and that he as such General Partner executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 2016.

Commission Expires: 4-20-16

Notary Public

LORI HOLLOWAY 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)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY