Davidson County DEEDQC
Recvd: 04/06/16 11:54 10 pgs
Fees:52.00 Taxes:0.00
20160406-0032969

Prepared By:
Seth M. McNamee, Esq.
The McNamee Firm, P.C.
6465 Quail Hollow Rd, Suite 103
Memphis, TN 38120
(901) 758-1051

Return to:
Karen McConnell
Main Street Renewal, LLC
8300 N. Mopac Expressway, Suite 200
Austin, TX 78759
(512) 851-8911

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that JEFF 1, LLC (herein the "Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto US SFE ASSET COMPANY 4, LLC, (herein the "Grantee") all of its title and interest in and to the following described real estate located in Davidson County, Tennessee:

**See Exhibit "A" attached hereto.**

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

*This deed was prepared without the benefit of a title search.*

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed, or has caused this Quitclaim Deed to be executed by and through its duly authorized representative, this 19 day of February, 2016.

GRANTOR:

JEFF 1, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: Kim Magel
Kim Magel
Its: Vice President – Control Management

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Kim Magel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the Vice President – Control Management of **Main Street Renewal LLC**, which is the Authorized Signor of the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of February, 2016.

Notary Public

My commission expires: 7/31/2017

MELODY CENNO
Notary Public, State of Texas
Comm. Expires 07-31-2017
Notary ID 4994750

VALUE AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Subscribed and sworn to before me this the 25 day of February, 2016.

Notary Public

My Commission Expires: _____

JAMES F DUGGAN
NOTARY PUBLIC
FULTON COUNTY
GEORGIA
EXPIRES
MAY 7 2016

Property Addresses: See Exhibit "A"

Name and Address of Grantee,
and Mail Tax Bills to: US SFE ASSET COMPANY 4, LLC
c/o Main Street Renewal, LLC
8300 N. Mopac Expressway, Suite 200
Austin, TX 78759

# EXHIBIT "A"

# PROPERTY SCHEDULE

| Count | File Number | Address | City | State | Zip Code | County |
|---|---|---|---|---|---|---|
| 1 | AM-515709 | 3452 DAISY TRAIL | ANTIOCH | TN | 37013 | DAVIDSON |
| 2 | AM-677167 | 3365 LAKESIDE PL | HERMITAGE | TN | 37076 | DAVIDSON |
| 3 | AM-526627 | 1204 WEMBLEY DOWNS DR | HERMITAGE | TN | 37076 | DAVIDSON |
| 4 | AM-533108 | 1736 CUMBERLAND STATION BLVD | MADISON | TN | 37115 | DAVIDSON |
| 5 | AM-665496 | 2723 RIVER BEND DR | NASHVILLE | TN | 37214 | DAVIDSON |
| 6 | AM-396936 | 2121 GLEN HAVEN DR | NOLENSVILLE | TN | 37135 | DAVIDSON |

# LEGAL DESCRIPTIONS

## EXHIBIT A-1

| | |
|---|---|
| STREET ADDRESS: | 3452 DAISY TRAIL, ANTIOCH, TN, 37013 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | AM-515709 |
| TAX PARCEL ID/APN: | 15008001000 |

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 297, ON THE PLAN OF THE COUNTRY SECTION 7A SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 308, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM SHELA AMOUR CRISLER TO JEFF 1, LLC BY DEED RECORDED ON 10/03/2014, IN INSTRUMENT 20141003-0091382, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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## EXHIBIT A-2

| | |
|---|---|
| STREET ADDRESS: | 3365 LAKESIDE PL, HERMITAGE, TN, 37076 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | AM-677167 |
| TAX PARCEL ID/APN: | 086-13-0-006.00 |

LOT 54, RESUBDIVISION OF LAKESIDE WOODS ESTATES, SECTION 2, LOTS 54 AND 55, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6050, PAGE 318, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM EPH 2 ASSETS, LLC TO JEFF 1, LLC BY DEED RECORDED ON 05/22/2015, IN INSTRUMENT 20150522-0047595, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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## EXHIBIT A-3

| | |
|---|---|
| STREET ADDRESS: | 1204 WEMBLEY DOWNS DR, HERMITAGE, TN, 37076 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | AM-526627 |
| TAX PARCEL ID/APN: | 064-16-0C-107.00 |

LOT 62, THE PLAN OF WEMBLEY DOWNS, SECTION FOUR, R8 RESIDENTIAL P.U.D., AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 456, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM JENNIFER CARY JALLOW F/K/A JENNIFER L CARY, A MARRIED WOMAN TO JEFF 1, LLC BY DEED RECORDED ON 10/22/2014, IN INSTRUMENT 20141022-0097336, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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## EXHIBIT A-4

| | |
|---|---|
| STREET ADDRESS: | 1736 CUMBERLAND STATION BLVD, MADISON, TN, 37115 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | AM-533108 |
| TAX PARCEL ID/APN: | 053-09-0B-099.00 |

BEING LOT NO. 29 ON THE PLAN OF CUMBERLAND STATION AT WILSON CAMP, SECTION THREE, AND OF RECORD IN INSTRUMENT NO. 20031006-0146888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM MARIA I. BUENO TO JEFF 1, LLC BY DEED RECORDED ON 11/04/2014, IN INSTRUMENT 20141104-0101738, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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## EXHIBIT A-5

| | |
|---|---|
| STREET ADDRESS: | 2723 RIVER BEND DR, NASHVILLE, TN, 37214 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | AM-665496 |
| TAX PARCEL ID/APN: | 062-02-0A-013.00 |

BEING LOT NO. 74-B, ON THE PLAN OF RIVER TRACE ESTATES, PHASE I, SECTION I, AS OF RECORD IN PLAT BOOK 6250, PAGE 997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM EPH 2 ASSETS, LLC TO JEFF 1, LLC BY DEED RECORDED ON 05/22/2015, IN INSTRUMENT 20150522-0047595, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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## EXHIBIT A-6

| | |
|---|---|
| STREET ADDRESS: | 2121 GLEN HAVEN DR, NOLENSVILLE, TN, 37135 |
| COUNTY: | DAVIDSON |
| CLIENT CODE: | AM-396936 |
| TAX PARCEL ID/APN: | 188-10-0A-026.00 |

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF CAROTHERS CROSSING, PHASE 2, SECTION 1, AS SHOWN BY PLAT AND SURVEY OF RECORD IN INSTRUMENT NO. 20070807-0093924, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN/PLAT REFERENCE IS HEREBY MADE OF A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM FRANKLIN SYNERGY BANK TO JEFF 1, LLC BY DEED RECORDED ON 07/02/2014, IN INSTRUMENT 20140702-0058469, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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Certificate of Authenticity

I, Jennifer Slifkin, 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 Georgia

County of Gwinnett

Personally appeared before me, Brenda Jeanne Young, a notary public for this county and state, Jennifer Slifkin 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's Seal (If on paper)

BRENDA JEANNE YOUNG NOTARY PUBLIC PICKENS COUNTY, GA Exp. Jan. 26, 2018