Davidson County DEEDQC
Recvd: 05/17/16 11:57 2 pgs
Fees:12.00 Taxes:0.00
20160517-0049142

QUITCLAIM DEED

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

Send Tax Bills To:
Owner

Map & Parcel:
091-02-0-U
001.00 CO

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place #100
Smyrna, TN 37167

Prepared from information furnished by the parties

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 16th day of May, 2016.

Notary Public
Commission Expires: 3/3/2020

Samuel J. Chappell does hereby quitclaim to J2K Builders, LLC, its Successors and Assigns, all his rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

> Being Unit No. A, on the Plan of Dolphin Cottages at California Avenue, a Horizontal Property Regime with private elements, of record as Exhibit B of the Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20141124-0108199, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Samuel J. Chappell of record in Instrument No. 20160108-0001957, said Register's Office.

This is improved known as: 1402 63rd Avenue North, Nashville, TN 37209

Witness my hand this the 11th day of May, 2016.

Samuel J. Chappell

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel J. Chappell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this 11th day of May, 2016

Notary Public

Commission expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Sondra Reece, 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.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY