Davidson County	DEEDQC
Recvd: 01/19/17 16:11	2 pgs
Fees:12.00 Taxes:0.00	
20170119-0006252	

QUITCLAIM DEED

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

Send Tax Bills To:
OWNER

Map & Parcel:
105-05-0 Y
002.00 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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transaction is
$ -0-
Kelsie Hollaway
affiant
Subscribed and sworn to before me, this the 19th day of January, 2017
Sue Parrish
Notary Public
Commission Expires: Nov. 5, 2019

SUE PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Battlefield Townhome Cottage, LLC does hereby quitclaim to J2K Builders, LLC, it's 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. 1426 B, along with Unit B garage as established in Declaration of Covenants, Conditions and Restrictions for Cottages at 1426 15th Avenue South, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128921 and amended at Instrument No. 20170119-0006234 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Battlefield Townhome Cottages, LLC and J2K Builders, LLC of record in Instrument No. 20150810-0079961, said Register's Office.

This is improved property known as: 1426 15th Avenue South, Nashville, TN 37212

Witness my hand this the 19th day of January, 2017.

Battlefield Townhome Cottages, LLC
By: James M. Jacanin, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared James M. Jacanin, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Battlefield Townhome Cottages, LLC, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2017.

Sue Parrish
Notary Public

Commission expires: Nov. 5, 2019

SUE PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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, 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)

