**THIS INSTRUMENT PREPARED BY:**

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20170049543 DEEDQC
Recvd: 06/09/17 14:41 2 pgs
Fees:12.00 Taxes:0.00
20170609-0058213

# QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| William Greenleaf<br>506 32nd Avenue South<br>Nashville, TN 37212 | New Owner | 104-06-0-348.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JRG Properties, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **William Greenleaf,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

**Land located in Nashville, Davidson County, Tennessee said land being part of Lot 11, Block "2", Fairfax Place described according to a survey dated 1-22-13 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN. R.L.S. #1838) as follows:**

**Beginning at an iron rod (New) on the Easterly margin of 32nd Avenue South, said rod being the Southwest corner of Lot 10, Block 2 of Fairfax Place (Book 547, Pages 137 & 138 Register Office Davidson County, Tennessee) owned by Quentin Eichbaum and Daniela Popa (Instrument No. 20110603-0042523 Register's Office Davidson County, Tennessee) and the Northwest corner of Lot 11, Block 2 of said Fairfax Place; thence with the Southerly line of said Lot 10, Block 2, South 76 degrees 29' 08" East 104.66 feet to an iron rod (New) at the Northwest corner of the Charles W. Hewgley, IV Land (Book 11552, Page 704 Register's Office Davidson County, Tennessee); thence with said Hewgley South 16 degrees 21' 42" West 78.48 feet to an iron rod (New) on the common line between said Lot 11 and of Lot 12, Block "2" of said Fairfax Place; thence with said common line North 76 degrees 29' 08" West 100.05 feet to an iron rod (New) on said Easterly margin of 32nd Avenue South; thence with said Easterly margin with a curve to the left that has a radius of 426.08 feet a chord bearing and distance of North 12 degrees 59' 49" East 78.38 feet to an arc length of 78.38 feet to the Point of Beginning the described land containing 7927.96 sq. ft. or 0.18 acres more or less.**

**Being the same property conveyed to JRG Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from William Greenleaf and Jennifer B. Greenleaf, a married couple, and James T. Baxter and Sharon Smith Baxter, a married couple, of record in Instrument No. 20170425-0040679 in the Register's Office for Davidson County, Tennessee, dated April 19, 2017, and recorded April 25, 2017.**

**This is improved property also known as 506 32nd Avenue South Nashville, TN 37212.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 5th day of June, 2017.

Meredith Mary
Affiant

My commission expires: (Affix Seal)

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 1, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of June, 2017.

***JRG Properties, LLC, a Tennessee Limited Liability Company***

William Greenleaf, Member

Shawn Rohan, Member

Jonathan Jones, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greenleaf, Shawn Rohan and Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Managing Members of AJ Investments, LLC, a Tennessee limited liability company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 5th day of June, 2017.

Notary Public

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020