Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 15th day of June, 2017.

Notary Public
My commission expires: 9-19-18



Address of New Owner:	Send Tax Bills to:	Tax Information
Jaff Salim 473 Emerson Street Denver, CO 80218	New Owner	061-15-0-301.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **JMS Property Group, LLC, a Colorado limited liability company,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Jaff Salim, unmarried,** Grantee(s), its successors and assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 34 on the Plan of the subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register' s Office for Davidson County, Tennessee.

Said part of Lot No. 34 fronts 50 feet on the easterly side of Baxter Street and extends back between parallel lines 225 feet to the westerly line of Lot No. 3 on said plan.

Being the same property conveyed to JMS Property Group, LLC, from Donald James Evans, administrator of the estate of Sharon Marie Evans, by Warranty Deed and recorded on March 23, 2017 of record Instrument Number 20170323-0028375, Registers Office for Davidson County, Tennessee.

Being also known as **3810 Baxter Avenue, Nashville, TN 37216.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

This Instrument was prepared without the benefit of a Title search and should not be relied upon as representation of Title.

BILL GARRETT, Davidson County
Trans:T20170051724 DEEDQC
Recvd: 06/16/17 13:53 2 pgs
Fees:12.00 Taxes:0.00
20170616-0060774

WITNESS my hand this 14 day of June, 2017

JMS Property Group, LLC, a
Colorado limited liability company

By: _____
Jaff Salim
Its: Sole Member and Manager

STATE OF Colorado COUNTY OF Denver

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jaff Salim, Sole Member and Manager of JMS Property Group, LLC,** the within named bargainor, **a Colorado limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** as such **Sole Member and Manager.**

Witness my hand, at office, this 14 day of June, 2017.

_____
Notary Public

My commission expires: 07/19/2020

JUSTIN FRIEBEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164027307
MY COMMISSION EXPIRES JULY 19, 2020

Re: 3810 Baxter Avenue, Nashville, TN 37216