Davidson County DEEDQC
Recvd: 07/10/17 11:10 4 pgs
Fees:22.00 Taxes:0.00
20170710-0068962

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JAMES M. ADCOX, III, TRUSTEE JJ PROPERTIES TRUST DATED JULY 5, 2017 216 CENTERVIEW DRIVE, SUITE 140 BRENTWOOD, TN 37027	SAME	082140A0800CO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

Sworn to and subscribed before me this 5th day of July, 2017

Notary Public
My Commission Expires: 1/4/21

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, we, JOHN CULCLASURE, who is one and the same as JOHN W. CULCLASURE, unmarried, and JAMES A. COVINGTON, unmarried, hereinafter called Grantor, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto JAMES M. ADCOX, III, Trustee, of the JJ PROPERTIES TRUST, dated July 5, 2017, all of our right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of July, 2017.

BY: _____
JOHN CULCLASURE

_____
JAMES A. COVINGTON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN CULCLASURE and JAMES A. COVINGTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 5th day of July, 2017.

LINDSAY WEISS HANSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

_____
NOTARY PUBLIC

My Commission Expires: 1/4/24

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, Being Unit No. 1016 of the Riverfront Condominiums, as established by Master Deed of record in Instrument Number 20051221-0153160, First Amendment in Instrument Number 20051228-0155671, Second Amendment in Instrument in Instrument Number 20060518-0058640, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed John Culclasure, unmarried, and James A. Covington, unmarried, by Warranty Deed of record from William M. Hagewood, unmarried, in Instrument No. 20150714-0068632, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as 1016 1st Avenue North, Nashville, TN 37201-1054.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M. Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

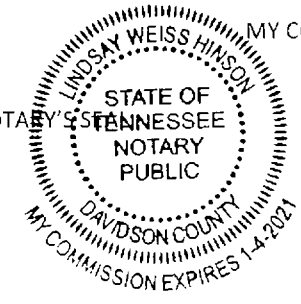
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).