BILL GARRETT, Davidson County
Trans:T20170068597 DEEDQC
Recvd: 08/08/17 15:16 2 pgs
Fees:12.00 Taxes:0.00
20170808-0081300

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Shawn Rohan 1501 Forest Garden Drive Brentwood, TN 37027	New Owner	08106042500

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 **Shawn Rohan, a married man,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Part of Lot No. 16 Nichol Plan of record in Book 2, Page 49, in the Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 20 fronts 50 feet on the northerly side of Saint Louis Street, formerly Visalia Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Greenleaf Real Estate Development, LLC by Warranty deed from Irma Katherine Majors and Melanie Morgan, as Tenants in common with full rights of survivorship of record in Instrument No. 20151217-0126841 Register's Office for Davidson County, Tennessee, dated December 8, 2015 and recorded on December 17, 2015.

Being the same property conveyed to JRG Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170425-0040695 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 25, 2017.

This is improved property also known as 2308 St. Louis Street Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
8th day of August, 2017.

Affiant

My commission expires:
(Affix Seal)

Notary Public

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of August, 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 Members of JRG Properties, 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 this 8th day of August, 2017.

Notary Public

My Commission Expires:

