Bill Garrett Davidson County
Batch# 37089 DEEDQC
12/14/2017 01:02:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171214-0127610

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

File No.: 17-1145

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel**
Lemuel Hollis Bratcher, Trustee 4009 Lancashire Dr. Antioch, TN 37013	**NEW OWNER**	#15007038200, #07109004400, #10808008700, #05011006500 and #15011009200

THIS INDENTURE made this 13th day of December, 2017, between, **Ju Ju, LLC, a Tennessee limited liability company,** First Parties and **Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of The Bratcher Living Trust dated August 6, 2007**, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of $0.00 and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto said party of the second part, the following described premises, to wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 363 on the Plat of Towne Village of The Country, Section 4-B, of record in Book 6250, Page 496, Register's Office for Davidson County, Tennessee.

Said Lot No. 363 fronts 64.43 feet on the easterly margin of Fall Court and extends back 135.04 feet on the southerly line and 155 feet on the northerly line to a dead line in the rear measuring 82.38 feet thereon.

Being the same property conveyed to Ju Ju, LLC, a Tennessee limited liability company, by Special Warranty Deed from Fifth Third Bank, an Ohio Banking Corporation, successor by merger to Fifth Third Bank N.A. doing business as Fifth Third Bank, N.A. (Tennessee), of record in Instrument 20131018-0109022, said Register's Office, dated October 4, 2013.

This is improved property known as: 812 Fall Court - Antioch, TN 37013

and,

LAND in Davidson County, Tennessee, being Lot "B" on the unrecorded survey of said property made by John M. Sullivan, County Surveyor, August 26, 1950, and more particularly described as follows:

Beginning at a point on the Northerly margin of Old Whites Creek Pike, said point being 485.7 feet East of the intersection of Page Avenue; thence in an Easterly direction along the Northerly margin of said Old Whites Creek Pike 110 feet to a point; thence North 38 deg. 12' East 217.8 feet to a point; thence North 48 deg. 15' West 110.3 feet to a point; thence South 38 deg. 02' West 214.2 feet to the Northerly margin of Old Whites Creek Pike, the point of beginning.

Being the same property conveyed to Ju Ju, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Juanita Bratcher of record in Instrument 20071016-0122469, said Register's Office, dated October 11, 2007.

This is improved property known as: 1513 Lock R oad, Nashville, TN 37207

and,

BEING Lot No. 245-A, on the Plan of Zone Lot Division, Lot Nos. 244, 245, & 246, Section 2, Larchwood, of record in Plat Book 5800, Page 280, amending Plat Book 5200, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Ju Ju, LLC, a Tennessee limited liability company, by deed from Nermin Begovic and Amir Begovic, both unmarried, of record in Instrument 20131017-0108604, said Register's Office, dated October 15, 2013.

This is improved property known as: 3220 Trails End Lane, Nashville, TN 37214

and,

LAND in Davidson County, Tennessee, being Lot No. 144, on the Plan of Village By The Creek, Section Four, as of record in Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Ju Ju, LLC, by Quitclaim Deed from CAA, LLC, a Tennessee limited liability company, of record in Instrument 20131206-0124470, said Register's Office, dated December 5, 2013.

This is improved property known as: 3704 Brickmont Drive - Nashville, TN 37207

and,

LAND in Davidson County, Tennessee, being Lot No. 145 on the Plan of Towne Village of The Country, Section 2, of record in Plat Book 5200, Pages 176 & 177, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof of said lot.

Being part of the same property conveyed to Ju Ju, LLC, by Quitclaim Deed from CAA, LLC, a Tennessee limited liability company, of record in Instrument 20131206-0124470, said Register's Office, dated December 5, 2013.

This is improved property known as: 300 Shoppe Court - Antioch, TN 37013

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 12th day of December, 2017.

Ju Ju, LLC
By: Northstar Investment Corp., Manager

By: L. Hollis Bratcher
L. Hollis Bratcher, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared L. Hollis Bratcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Northstar Investment Corp., Manager for Ju Ju, LLC, the within named bargainer, and that he as such President of Northstar Investment Corp., Manager for Ju Ju, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 12th of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.

Affiant

Subscribed and sworn to before me this 12th day of December, 2017.

Notary Public

My Commission Expires: 2.2.18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.