Bill Garrett Davidson County
Batch# 64903 DEEDQC
03/05/2018 08:51:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180305-0020223

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

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 21 day of February 2018.

Notary Public
My commission expires: 12-4-21

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

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, **Jaff Salim, unmarried,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **JMS Property Group, LLC, a Colorado limited liability company**, 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 further conveyed to Jaff Salim by JMS Property Group LLC dated 6-16-17 in Inst 20170616 0060774 RODC TN.
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.

WITNESS my hand this 21 day of February 2018.

JAFF SALIM

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jaff Salim, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of February 2018.

Notary Public

My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Re: 3810 Baxter Avenue, Nashville, TN 37216