This instrument prepared by:
Evergreen Title and Closing, LLC
1104 Volunteer Parkway, Suite 110
Bristol, TN 37620

Bill Garrett Davidson County
Batch# 67519 DEEDQC
03/09/2018 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180309-0022700

QUITCLAIM DEED

THIS DEED, made and entered into as of this 5 day of **March, 2018,** by and between, **M.J. MANAGEMENT SERVICES, LLC,** hereinafter known as the Party of the First Part, and **JACOB BARBER and wife, MELISSA BARBER,** hereinafter known as the Parties of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part have this day quitclaimed all her interest, and does by these presents hereby quitclaim, transfer and convey unto the Party of the Second Part, his heirs and assigns, all her rights, title and interest in and to the hereinafter described real estate located in the **County of Davidson, State of Tennessee, to-wit:**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 38 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and Interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to MJ Management Services, LLC by Deed dated August 15, 2017 from Mid-TN Capital, LLC of record in the Register's Office for Davidson County, Tennessee in Instrument #20170815-0083705. TAX MAP: 034 01 OF 0 35.00

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Instrument No. 20160401-0031281 and Amendment of Master Deed of record in Instrument No. 20160929-0102734, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2271, page 71, Book 3870, page 687, Instrument No. 20081229-0123139, Instrument No. 20160401-0031279, Instrument No. 20170501-0042305, Register's Office for Davidson County, Tennessee.

Easements of record in Book 421, page 44, Book 2330, page 10, Book 2443, page 558, Book 4362, page 966-981, Book 4468, page 452-469, Book 7030, page 404, Book 8590, page 304-308, Instrument No. 20020215-0019975, Instrument No. 20040819-0100484, Instrument No. 20060628-0077506, Instrument No. 20080612-0060827, Instrument No. 20090114-0003605, Instrument No. 20100311- 0018694, Instrument No. 20140114-003779, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20160401-0031280, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20150825-0085830, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signatures on this day and year first above written.

Grantors: **M. J. MANAGEMENT SERVICES, LLC**

BY: JACOB BARBER, Member

BY: MELISSA BARBER, Member

STATE OF California :
COUNTY OF Tulare :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jacob Barber and Melissa Barber with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members (or other officer authorized to execute the instrument) of M.J. Management Services, LLC the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and official seal, this the 8 **day of March, 2018.**

Notary Public
My commission expires:
5/22/2021

PAMELA M. CARDOSO
Notary Public – California
Ventura County
Commission # 2193944
My Comm. Expires May 22, 2021

STATE OF California :
COUNTY OF Tulare :

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 - which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 8 day of March, 2018

Melissa Barber
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 8 day of March, 2018

Pamela M Cardoso
Notary Public

My commission expires: 5/22/2021

PAMELA M. CARDOSO
Notary Public – California
Ventura County
Commission # 2193944
My Comm. Expires May 22, 2021

NAME AND ADDRESS OF PROPERTY OWNER: Jacob Barber and Melissa Barber, 5536 W. Delaware Ave., Visalia CA 93291

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX: Mason-McDuffie Mortgage Corporation, 2010 Crow Canyon Place, Suite 40, San Ramon, CA 94583

True Copy Certification

I, Devereux D. Rice, do hereby make oath that I am the 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.

Devereux D. Rice

State of Tennessee
County of Sullivan

Personally appeared before me, Owen Pugh, a notary public for this county and state, Devereux D. Rice who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Owen Pugh

My Commission Expires: 10/22/2019

OWEN PUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN