QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 75992 DEEDQC
04/03/2018 02:44:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180403-0031267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-09-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
321 Duke St, LLC (NAME)	**Same** (NAME)	
1200 49th Avenue (ADDRESS)	(ADDRESS)	**07108002900**
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JACKSON BUILDERS, LLC ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

321 DUKE ST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 1/2 OF LOT NO. 79 ON THE PLAN OF J.B. HAYNIE'S ORIENTAL SUBDIVISION OF RECORD IN PLAT BOOK 161, PAGE (S) 26 AND 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID WESTERN 1/2 OF LOT NO. 79 FRONTS 50 FEET ON THE NORTH SIDE OF DUKE STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JACKSON BUILDERS, LLC, BY WARRANTY DEED FROM OLYMPUS DEVELOPMENT, LLC, OF RECORD IN INSTRUMENT NUMBER 20171016-0105594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **321 Duke Street, Nashville, Tennessee 37207**

Witness our hands this the 23 day of March, 2018.

JACKSON BUILDERS, LLC

By: Roberto Valentino David Gutierrez, Member

By: Roger Suiter Jackson, Member

By: Alexander Scott Jackson, Member

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 23rd day of May, 2018 before me personally appeared **Roberto Valentino David Gutierrez**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Jackson Builders, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Jackson Builders, LLC**, as Member.

Witness my hand and official seal, this the 23 day of May, 2018.

C. Loy Carney
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 23rd day of May, 2018 before me personally appeared **Roger Suiter Jackson**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Jackson Builders, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Jackson Builders, LLC**, as Member.

Witness my hand and official seal, this the 23 day of May, 2018.

C. Loy Carney
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 23rd day of May, 2018, before me personally appeared **Alexander Scott Jackson**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Jackson Builders, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Jackson Builders, LLC**, as Member.

Witness my hand and official seal, this the 23 day of May, 2018.

C. Loy Carney
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020