BOX 10-A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Bill Garrett Davidson County
Batch# 83533 DEEDQC
04/23/2018 09:00:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180423-0037736

Subscribed and sworn to before me on this 19 day of April, 2018.

Notary Public

My Commission Expires: _____

This Instrument Was Prepared By:
Kevin D. Montgomery
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

ADDRESS NEW OWNER:
JB Partners
4204 Belmont Blvd.
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP & PARCEL:
091-11-277.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, JB Partners, a Tennessee general partnership, does hereby convey, remise, release and quitclaim unto JB Partners, a Tennessee general partnership, its successors and assigns, the following described parcels of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 24 and 26, of Block 97, on Plan 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Toni J. Rothfuss, unmarried to Janice Morris and Andrew D. Strickert as recorded on the 9th day of March, 2001 in Instrument No. 20010309-0022585, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Janice Morris and Andrew D. Strickert, for the Express Purpose of Creating a Tenancy by the Entirety in the Grantees to Andrew D. Strickert, Sr. and Janice Morris, husband and wife as recorded on the 26th day of October, 2016 in Instrument No. 20161026-0113096, said Register's Office. Andrew D. Strickert died on October 19, 2017 leaving Janice Morris as sole surviving tenant by the entirety.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, the said JB Partners, a Tennessee general partnership, for the purpose of re-establishing the original lot lines of **Lot Nos. 24 and 26, of Block 97, on Plan 1 of West Nashville, of record in Book 57, Pages 74 and 75**, Register's Office for Davidson County, Tennessee and having distinct map and parcel numbers assigned to **Lot Nos. 24 and 26, of Block 97, on Plan 1 of West Nashville, of record in Book 57, Pages 74 and 75**, hereby convey, remise, release and forever quitclaim unto JB Partners, a Tennessee general partnership, its successors and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS hands this 19 day of April, 2018.

GRANTOR:

JB Partners, a Tennessee general partnership

BY: _____
Bryan P. Church, Partner

BY: _____
Jason Keckley, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bryan P. Church and Jason Keckley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of JB Partners, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and seal this 19 day of April, 2018.

_____
Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021