QUITCLAIM DEED

HAROLYN LANDOW CARDOZO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 3, 2019

STATE OF TENNESSEE
COUNTY OF Maryland - Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of February, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 199880 **DEEDQC**
02/27/2019 10:43:10 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190227-0017753

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
JTC, LLC	New Owner	082 12 0V 004.00
(NAME)	(NAME)	
920 Rodney Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, John Lupo, an unmarried man, Anthony Kemp, a married man, Charles Russell, an unmarried man, joint tenants with right of survivorship, hereinafter referred to as Grantors, hereby quitclaim to JTC, LLC, a Tennessee Limited Liabilty Company, its successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Unit A of the 208 Myrtle Street Townhomes as shown in the Declaration of Covenants, Conditions, and Restrictions for 208 Myrtle Street Townhomes, a horizontal property regime with private elements and no general common elements of record in Instrument No. 201712290132509 as amended as instrument #201901170005041 and instrument #201901290008621, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to John Lupo, an unmarried man, Anthony Kemp, an unmarried man, and Charles Russell, an unmarried man, joint tenants with right of survivorship from Advance Equity, LLC, an Arizona Limited Liability Company by Warranty Deed dated February 7th, 2019 and recorded February 13th, 2019 as Instrument No. 20190213-0013513, Register's Office for Davidson County, Tennessee. The spouse of Anthony Kemp was not required to convey her marital interest to this property due to it being an investment property, and has no homestead rights.

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

File Number: FRN-1900269BSO

IN WITNESS WHEREOF, the said Advance Equity, LLC has hereunto set his/her/their signature, on this, the 22 day of February, 2019

Anthony A. Kemp

STATE OF Maryland

COUNTY OF Montgomery

I, The undersigned authority, a Notary Public for the County of Montgomery and State of Maryland, do hereby certify that Anthony A. Kemp personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

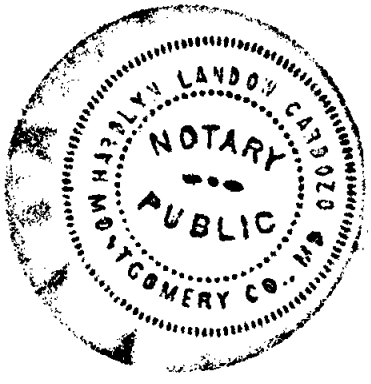
Witness my hand and official seal, this the 22 of February, 2019.

Notary Public

My Commission Expires:

HAROLYN LANDOW CARDOZO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 3, 2019

(SEAL)



File Number: FRN-1900269BSO

IN WITNESS WHEREOF, the said Advance Equity, LLC has hereunto set his/her/their signature, on this, the 21 day of February, 2019

John Lupo

STATE OF

COUNTY OF

I, The undersigned authority, a Notary Public for the County of Los Angeles and State of CA, do hereby certify that John Lupo personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21 of February, 2019.

Notary Public

My Commission Expires: 4/16/21

(SEAL)

SAM FAZZINI
COMM. #2192119
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 16, 2021

NRO1 NRO1

File Number: FRN-1900269BSO

IN WITNESS WHEREOF, the said Advance Equity, LLC has hereunto set his/her/their signature, on this, the 21 day of February, 2019

Charles Russell

STATE OF

COUNTY OF

I, The undersigned authority, a Notary Public for the County of Los Angeles and State of CA, do hereby certify that Charles Russell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21 of February, 2019.

Notary Public

My Commission Expires: 4/16/21

(SEAL)

SAM FAZZINI
COMM. #2192119
Notary Public - California
Los Angeles County
My Comm. Expires Apr. 16, 2021

NRO1 NRO1

File Number: FRN-1900269BSO