Karen Johnson Davidson County
Batch# 223401 DEEDQC
04/29/2019 12:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190429-0039252

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $ NONE. Affiant Subscribed and sworn to before me, this 16 day of April, 2019. Notary Public My commission expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
J Core Properties, LLC 1483 Boardwalk Place Gallatin, TN 37066	SAME	See attached

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **E. P. DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **J CORE PROPERTIES, LLC**, a Tennessee limited liability company, all right, title and interest

of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229 and 230 on the Plan of Matlock, Phase 2-B, as described in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Matlock, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, to which reference is made for a more complete description.

AND

Land in Davidson County, Tennessee, being Unit Nos. 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313 and 314 on the Plan of Matlock, Phase 3-A, as described in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Matlock, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, to which reference is made for a more complete description.

Being the same property conveyed to E. P. Development, LLC, a Tennessee limited liability company by deed from J2K Builders, LLC, of record in Instrument No. 20180504-0042957, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

This is unimproved property known as Units on Smedley Lane, Antioch, TN 37013.

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

WITNESS our hands this 16 day of April, 2019.

J CORE PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Jason Phillips, President

770030.1/200736

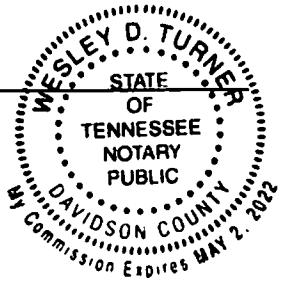
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON PHILLIPS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16 day of April, 2019.

Notary Public

My Commission Expires: _____



770030.1/200736

ATTACHMENT

MAP & PARCEL NUMBERS:

163-16-0-C 213.00CO
163-16-0-C 214.00CO
163-16-0-C 215.00CO
163-16-0-C 216.00CO
163-16-0-C 217.00CO
163-16-0-C 218.00CO
163-16-0-C 219.00CO
163-16-0-C 220.00CO
163-16-0-C 221.00CO
163-16-0-C 222.00CO
163-16-0-C 223.00CO
163-16-0-C 224.00CO
163-16-0-C 225.00CO
163-16-0-C 226.00CO
163-16-0-C 227.00CO
163-16-0-C 228.00CO
163-16-0-C 229.00CO
163-16-0-C 230.00CO

and part of 163-16-0-C 902.00CO

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Turner Ray, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LINDA TURNER RAY
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021

My Commission Expires: 9/7/21

Notary's Seal

722337.1/2010969