QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 238808 DEEDQC
06/05/2019 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190605-0053486

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 3 DAY OF June, 2019.

Notary Public

My Commission Expires

GROVER C COLLINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09-07-2021
COUNTY OF DAVIDSON

This Instrument Prepared By:
Grover Christopher Collins, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS
JDRE LLC	**JDRE LLC**	**081-15-0 567.00**
(NAME)	(NAME)	
1820C Jefferson Street	**1820C Jefferson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208-2906	**Nashville, Tennessee 37208-2906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3 day of June 2019, the undersigned **BENJAMIN DANG AND LEENA DANG**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and quitclaim to **JDRE LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of 1818 Jefferson Street, Nashville, Tennessee 37208 and more particularly described as follows:

This is unimproved property located at **1818 Jefferson Street, Nashville, TN 37208.**

Being Lot No. 10 in the Subdivision of two acres, and four poles of ground owned by Mrs. Jane Gillian, at the time of her death, now in the 3rd Ward of the City of Nashville, located on the north side of Jefferson Street, the same was formerly in the 13th Civil District of said County, a plan of which subdivision is of record in Book 2, Page 9, Chancery Court at Nashville.

Said Lot fronts 29 feet on the northerly margin of Jefferson Street, and runs back 194 feet on the easterly line and 195.7 feet on the westerly line to a 10-foot alley.

INCLUDED in the above description, BUT SPECIFICALLY EXCLUDED from this conveyance is the following tract:

Being a part of Lot No. 10 in the Subdivision of Two Acres and Four Poles of ground owned by Mrs. Jane S. Gilliam at the time of her death, now in the 3rd Ward of record in Book 406,

Page 429, Register's Office for Davidson County, Tennessee. Said corner also being the northeasterly corner of Lot No. 1 on the Map of John L. Brown's Subdivision, as of record in Book 21, page 135, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, South 17 deg. 48' 37" East 66.73 feet to a point; thence North 81 deg. 03' 58" East 49.80 feet to a point on the common line of said Crutcher tract and a certain tract of land conveyed to Frank Flowers and wife, as of record in Book 1278, Page 148, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land North 8 deg. 27' 36" West 65.95 feet to a point in the southerly margin of an alley; said point being the common corner between the last two said tracts; thence with the southerly margin of said alley, South 81 deg. 03' 17" West 60.65 feet to the point of beginning

Being the same property conveyed to Benjamin Dang and Leena Dang in Instrument No. 20170209-0013915 as corrected by the Corrective Deed dated June 3, 2019 and recorded on June 4, 2019 as Instrument No. 2019 0604 - 0053312 in the Register's Office of Davidson County, Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of June, 2019.

GRANTORS:

Benjamin Dang

Leena Dang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Benjamin Dang, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 3 day of June, 2019.

My Commission expires: GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Leena Dang, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 3 day of June, 2019.

My Commission expires: GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

NOTARY PUBLIC

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

