QUITCLAIM DEED Karen Johnson Davidson County Batch# 238808 DEEDQC 06/05/2019 08:30:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20190605-0053487	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 NOTARY PUBLIC TENNESSEE 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**	**092-03-0 028.00**
(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 1820 Jefferson Street, Nashville, Tennessee 37208 and more particularly described as follows:

This is property located at **1820 Jefferson Street, Nashville, TN 37208.**

Land in Davidson County, Tennessee, being part of Lot No. 1 and Lot No. 2, as shown on the map entitled John L. Brown's Subdivision in North Nashville, as shown on plat record in Plan Book 21, page 136, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by Ernest Davis, Surveyor, dated May 30, 1985, as follows:

Beginning at an iron pin on the northerly margin of Jefferson Street (the southeast corner of the property herein described); thence North 19 degrees 45 minutes, East 129.15 feet to an ion pin in the Interstate Hwy, chain link fence; thence South 78 degrees 30 minutes West 75.0 feet to an iron pin; thence South 19 degrees 45 minutes East 129.05 feet to an iron pin the northerly right-of-way of Jefferson Street (the southwest corner of the property herein described); thence with the north right-of-way of Jefferson Street, North 78 degrees 30 minutes East 75.0 feet to the beginning to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin Dang and Leena Dang in Instrument No. 20170209-0013913 as corrected by the Corrective Deed dated June 3, 2019 and recorded on June 4, 2019 as Instrument No. 20190604 - 0053313 in the Register's Office of Davidson County, Tennessee.

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.

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

IN WITNESS WHEREOF, this instrument has been executed this 3 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.

NOTARY PUBLIC

My Commission expires:

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

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.

NOTARY PUBLIC

My Commission expires:

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

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)

