THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 240014 DEEDQC
06/06/2019 12:58:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190606-0054278

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
JRG Properties, LLC 2308 St. Louis Street Nashville, TN 37208	New Owner	08106042500

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shawn Rohan, a married man***, by these presents do hereby quitclaim and convey unto **JRG Properties, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Part of Lot No. 16 Nichol Plan of record in Plat Book 2, Page 49, in the Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greenleaf Real Estate Development, LLC by Warranty deed from Irma Katherine Majors and Melanie Morgan, as Tenants in Common with Full Rights of Survivorship of record in Instrument No. 20151217-0126841 Register's Office for Davidson County, Tennessee, dated December 8, 2015 and recorded on December 17, 2015.

Being the same property conveyed to JRG Properties, LLC by Quitclaim deed from Greenleaf Real Estate Development, LLC of record in Instrument No. 20170425-0040695 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 25, 2017.

Being the same property conveyed to Shawn Rohan, a married man by Quitclaim deed from JRG Properties, LLC of record in Instrument No. 20170808-0081300 Register's Office for Davidson County, Tennessee, dated August 8, 2017 and recorded on August 8, 2017.

Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.

This is improved property also known as 2308 St. Louis St. – Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
26th day of April, 2019.

Affiant

Notary Public

My commission expires: (Affix Seal)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of April, 2019.

Shawn Rohan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 26th day of April, 2019.

Notary Public

My Commission Expires:

