# QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2019.

Notary Public

Commission Expires 3/2/21

AMY HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 242056 DEEDQC
06/12/2019 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190612-0056209

**THIS INSTRUMENT WAS PREPARED BY:**
**Bennett & Pressley, P.C., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122**
*(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)*

| OWNER ADDRESS: | SEND TAX BILLS TO: | Parcel ID Number: |
|---|---|---|
| Jones Construction, LLC<br>3732 Moss Rose Drive<br>Nashville, TN 37216 | Owner | 163 16 0 C 311.00CO |

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **J CORE PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **JONES CONSTRUCTION, 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 that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 311 of Phase 3-A of Matlock Townhomes, being a Private Element within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, 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 (which adds Phase 3-A, and depicts the above-referenced Unit on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-A), and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Unit as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Grantor herein by E. P. Development, LLC, a Tennessee limited liability company, by Quitclaim Deed of Correction of record in Instrument No. 20190517-0046980, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1846 Isabelle Lane, Antioch, TN 37013.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of May, 2019.

J CORE PROPERTIES, LLC, a Tennessee limited Liability company, Grantor

By: _____
Jason Phillips, President

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Jason Phillips, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be President of J CORE PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did for and on behalf of said bargainor, as its President, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2019.

Commission Expires: 3/2/21

_____
NOTARY PUBLIC

AMY HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 9-7-2020

_____
*Notary Signature*

My Commission Expires: September 7, 2020



201906120056209

## True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, D. Shayne Adair, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




D. Shayne Adair