**THIS INSTRUMENT PREPARED BY:**
Nashville Title, LLC
2818 Bransford Avenue
Nashville, TN 37204

**Address New Owner(s)**
Craft Hayes
4302 Elkins Avenue
Nashville, TN 37209

**Send Tax Bills To:**
SAME

**Map & Parcel No.:**
091-07-0K-002.00CO

Karen Johnson Davidson County
Batch# 259872 DEEDQC
07/22/2019 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190722-0071422

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **JSCM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") does hereby quitclaim and convey unto **Jeremy Garner and wife, Sara Garner, and Craft Hayes and wife, Megan Hayes** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

**Land in Davidson County, Tennessee, being Unit B of Michigan Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Michigan Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140221-0015233, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Michigan Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20140221-0015233, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to JSCM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY from JHAS PROPERTIES, CORP., A TENNESSEE CORPORATION by Warranty Deed on January 4, 2016, of record in Instrument Number 20160106-0001095, Register's Office for Davidson County, Tennessee.**

This is improved property known as **5108 Michigan Avenue, Nashville, TN 37209**.

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

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 15 day of July, 2019

**JSCM Properties, LLC**

**BY:** Authorized Member
**Craft Hayes, Authorized Member**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Craft Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of JSCM Properties, LLC, the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 12/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is **$0.**

AFFIANT

Subscribed and sworn to before me, this 15 day of July, 2019.

NOTARY PUBLIC My Commission Expires: 12/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2030

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY