Karen Johnson Davidson County
Batch# 261068 DEEDQC
07/23/2019 03:00:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190723-0072338

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1018 40th Ave N, LLC 1916A 16th Ave. North Nashville, TN 37208	New Owner	091-08-0-121.00

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, **Jackson Builders, LLC, a Tennessee Limited Liability Company and 4M Capital, LLC, a Nevada Limited Liability Company,** by these presents do hereby quitclaim and convey unto **1018 40th Ave N, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Subdivision of Lots 25 and 26, 42 of the Country Lands being part of No. 42 Clifton Plan, of record in Plat Book 161, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nearside Profit Sharing Plan, a Trust by Substitute Trustee's deed from Charles A. Leach, Substitute Trustee of record in Instrument No. 20040617-0071758 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 17, 2004.

See also Decree for Redemption from Clerk and Master of record in Instrument No. 20080620-0063605, Register's Office for Davidson County, Tennessee.

Order for appointment of Trustee to act in Ward' s Stead recorded on March 01, 2019, in Instrument No. 20190301-0018809, Register's Office for Davidson County, Tennessee. Order on Verified Petition to Sell Property recorded on March 01, 2019, in Instrument No. 20190301-0018810, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackson Builders, LLC, a Tennessee Limited Liability Company, a fifty percent (50%) undivided interest and to 4M Capital, LLC, a Nevada Limited Liability Company, a fifty percent (50%) undivided interest by Warranty deed from George Wesley Holder III, Trustee of Full Service Restoration Inc. Money Purchase Pension Plan Successor to Nearside Profit Sharing Plan of record in Instrument No. 20190301-0018811 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 01, 2019.

Being also known as 1018 40th Avenue North Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 18th day of July, 2019.

Affiant

My commission expires: (Affix Seal)

Notary Public

ANN 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 ____ day of July, 2019.

Jackson Builders, LLC, a Tennessee Limited Liability Company

Roberto Gutierrez, Authorized Member

4M Capital, LLC, a Nevada Limited Liability Company

Maureen Miles, Manager/Member

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 Roberto Gutierrez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of Jackson Builders, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 12 day of July, 2019.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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 Maureen Miles with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member/Manager of 4M Capital, LLC, a Nevada limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 18 day of July, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021