THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 261708 DEEDQC
07/24/2019 03:51:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190724-0072857

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
JRG Properties, LLC 104 East Park Drive #300 Brentwood, TN 37027	New Owner	052-06-0-031.00

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 **Jarod Peace, Married,** by these presents does hereby quitclaim and convey unto **JRG Properties, LLC, a Tenneessee Limited Liability Company,** its heirs, successors and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 15 on the on the Plan of A Resubdivision of Part of Lots 13, 20 & 21 as recorded on the Plan of H.B. Chadwell Subdivision, Pickett Heights, Section II of record in Plat Book 2330, Page 79, 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 JRG Properties, LLC, a Tennessee limited liability company by Warranty deed from Ruby N. Smith and husband, James L. Smith of record in Instrument No. 20170620-0062099 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 20, 2017.

Being the same property conveyed to Jarod Peace by Quitclaim deed from JRG Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20171201-0123001 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

*** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.**

Being also known as 807 Berwick Trail Nashville, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 24th day of July 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of July, 2019.

Jarod Peace

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 **Jarod Peace,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 24th 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