Prepared by:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Karen Johnson Davidson County
Batch# 275730 DEEDQC
08/23/2019 11:48:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190823-0085010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 22nd day of August, 2019.

Bridget B. Ross
Notary Public
My Commission Expires: March 8, 2021

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC BRIDGET B. ROSS

Address of New Owner:	Send Tax Bills to:	Map & Parcel Numbers:
JJB Partners, L.P. 1740 Ed Temple Blvd. Nashville, TN 37208	Same	05110003000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged that:

ROJO PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP (the "Grantor"),

has bargained and sold, and by these presents does transfer and convey, unto:

JJB PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP (the "Grantee"),

its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot 1 on the Final Plat of Welton Investments Property as of record in Plat Book 9700, page 488, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Rojo Properties, a Tennessee general partnership by Quitclaim Deed from B&W Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20051206-0146903, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **1311 Briarville Road, Madison, Tennessee 37115.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of August, 2019.

ROJO PROPERTIES

By: _____
John B. Jewell, IV, Managing Partner

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Jewell, IV,with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Managing Partner of Rojo Properties, a Tennessee general partnership, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained

Witness my hand and official seal, this the 22nd day of August, 2019.

Bridget B. Ross
Notary Public

My Commission Expires: March 8, 2021

