Karen Johnson Davidson County
Batch# 285518 DEEDQC
09/13/2019 04:03:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190913-0093245

# QUITCLAIM DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| JoLee Holdings, LLC | NEW OWNER | |
| (NAME) | (NAME) | 105-012-X-002.00CO |
| 1009 3rd Ave. N, Ste. 100 | | & |
| (ADDRESS) | (ADDRESS) | 105-012-X-004.00CO |
| Nashville, TN 37201 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE MT 12TH STREET LLC, A TENNESSEE LIMITED LIABILITY COMPANY HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO JOLEE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE (S), ITS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**Land in Davidson County, Tennessee, being Unit No.'s 2 and 4 on the Plan of 1003 12th Avenue South, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument No. 20180618-0058212, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being part of the same property conveyed to MT 12th Street LLC, a Tennessee Limited Liability Company by Warranty deed from Elizabeth A. Ladd and Wendell F. Ladd, a married couple of record in Instrument No. 20180102-0000302 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 02, 2018.**

This property known as 1003 A & D 12th Ave. South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 12 day of Sept, 2019.

**MT 12th Street LLC**

**Michael A. Carter, Chief Manager**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL A. CARTER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of MT 12th STREET LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of September, 2019.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**