Karen Johnson Davidson County
Batch# 286752 DEEDQC
09/17/2019 10:48:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190917-0094054

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
234 First Avenue South
Franklin, TN 37064
(615) 794-3450 Facsimile (615) 794-3510

Subject Property: Map/Parcel #14707011800
Property Address: 353 Flora Maxwell Road, Nashville, TN 37205

New Owner: James Fuller
Address: 604 Lynnwood Blvd.
Nashville, TN 37205

Send Tax Bill To:
James Fuller
604 Lynnwood Blvd.
Nashville, TN 37205

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a re-conveyance to create a fee simple interest in subject property, JOF Investments, LLC, with no monetary consideration, hereby quitclaim and convey to James Fuller, individually, all rights, title and interest in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, being the easterly one-half of Lot No. 3 in the Subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, March 12, 1948, as follows:

Being the easterly one-half of Lot No. 3, being herein described more fully:

Beginning on the southwesterly corner of property conveyed to Sadie Whitlow by deed from Alfred Whitlow, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee. Beginning on the northerly margin of an 18-foot road at the southwestern corner of the easterly one-half of Lot No. 3; thence, extending 50 feet to a point in the easterly direction along the north side of an 18-foot road; thence extending in a north direction from said road 115.3 feet to a point; and thence westerly 50 feet to the northwest corner of the easterly one-half of Lot No. 3, and thence in a southerly direction 115.3 feet to the point of beginning.

Being the same property conveyed to JOF Investments, LLC, by deed of record in Instrument No. 20171219-0129216, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nader Karshenas, by deed of record in Instrument No. 20120313-0021466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This improved property is known as: 353 Flora Maxwell Road, Nashville, TN 37211.

IN WITNESS WHEREOF I have hereunto set my hand this 14th day of June, 2019.

James Fuller, JOF Investments, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, James OFuller, of the state and county mentioned, personally appeared James Fuller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President authorized to execute the instrument of JOF Investments, LLC, the within named bargainor, a corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of June, 2019.

NOTARY PUBLIC

My Commission Expires
September 6, 2022

My Commission Expires

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

James Fuller, JOF Investments, LLC

Sworn to and subscribed before me this 14th day of June, 2019.

My Commission Expires
September 6, 2022

NOTARY PUBLIC

My Commission Expires

The actual consideration or value, whichever is greater, is $0.

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY