QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 337765 DEEDQC
01/02/2020 04:10:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200102-0000575

O-BR-19-109E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KJ Capital, LLC	**New Owner**	
(NAME) **6009 Native Pony Trail**	(NAME)	**Part of 071-07-0-056.00**
(ADDRESS) **College Grove, TN 37046**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TBC DEVELOPEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KJ CAPITAL, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit E, Townhomes at 109 Duke, as shown in the Declaration of Covenants, Conditions and Restrictions for Humphreys Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200102-0000554 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 a part of the same property conveyed to TBC Development, LLC by Warranty Deed from Debra Grimes, a single woman, of record in Instrument Number 20200102-0000546, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **109E Duke Street, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 27th DAY OF December, 2019.

TBC Developement, LLC

BY: _____
James Beach
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BEACH, 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 MEMBER of TBC DEVELOPEMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212