THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2019-1303	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 10 day of Jan 20 26. *Notary Public* *My commission expires:* 09/26/2026

MELISSA N GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEP

Name and Address of New Owner:
J Developments MT LLC
PO BOX 2072
Brentwood, TN 37024

Send Tax Bills To:
Owner

Karen Johnson Davidson County
Batch# 346311 DEEDQC
01/22/2020 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200122-0007979

Street Address of Subject Property:
2540 Murfreesboro Pike & 0 Lakevilla Drive
Nashville, TN, 37217

Parcel ID:
149-03-0E-004.00-CO (Lot 4);
149-03-0E-005.00-CO (Lot 5) & 149-03-0E-006.00-CO (Lot 6)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Scotland Springs, LLC, a Tennessee limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **J Developments MT LLC, a Tennessee limited liability company,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Revision 2, The Shoppes of Dover Glen of record in Plat at Instrument No. 20100818-0065095, 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 Scotland Springs, LLC, a Tennessee limited liability company by Warranty Deed from RREF SNV III-TN MAM, LLC, a Tennessee limited liability company of record in Instrument No. 20170927-0098871 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 27, 2017.

Being also known as 2540 Murfreesboro Pike Nashville, Tennessee 37217.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of The Shoppes of Dover Glen of record in Plat at Instrument No. 20090323-0026016, 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 Scotland Springs, LLC, by Quitclaim Deed from Shamrock Holdings, Inc. of record in Instrument No. 20170927-0098873 Register's Office for Davidson County, Tennessee, dated August 3, 2017 and recorded on September 27, 2017.

Being also known as 0 Lakevilla Drive Nashville, Tennessee 37217.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat The Shoppes of Dover Glen of record in Plat at Instrument No. 20090323-0026016, 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 Scotland Springs, LLC, a Tennessee limited liability company by Quitclaim deed from Dover Glen Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20170927-0098875 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 27, 2017.

Being also known as 0 Lakevilla Drive Nashville, Tennessee 37217.

WITNESS my hand this 10 day of January, 2020.

Grantor –
Scotland Springs, LLC

BY:
Title Manager

MELISSA N GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2023

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

WITNESS my hand and seal at office, this 10 day of Jan, 2020.

Melissa Gill
NOTARY PUBLIC

My commission expires: 9-16-2023

MELISSA N GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 16, 2023

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020