Karen Johnson Davidson County
Batch# 349818 DEEDQC
01/28/2020 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200128-0010105

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

The purpose of this Quitclaim Deed is to combine the tracts described below into one parcel with one map/parcel number.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jefferson St Partners, LLC 5016 Centennial Blvd. #200 Nashville, TN 37209	New Owner	09203003100 09203003000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jefferson St Partners, LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto **Jefferson St Partners, LLC, a Tennessee limited liability company**, its heirs, successors and/or assigns, all its right, title and interest in and to the following described tract(s) of land:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Bransford Realty Company's Sub of Lot Nos. 21 to 28 inclusive and other lots in Mrs. E. S. Clarks Subdivision of Lot Nos. 39 to 40 and part of Lot No. 38 to Boyd McNairy's Subdivision, a plan of record in Book 421, Page 90, Register's Office of Davidson County, Tennessee. Said Lot No. 24, fronts 39 feet on the southerly side of Jefferson Street, and runs back between parallel lines, 182 feet to an alley.

Less and except any portion conveyed to the State of Tennessee in Book 4128, Page 206, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Houston A. Kelley by Warranty Deed from Robert Dixon, Jr. and wife Margaret Dixon, dated October 26, 1993 and recorded October 28, 1993 in Book 9129, Page 934, Register's Office of Davidson County, Tennessee.

Houston A. Kelley have died May 20, 2013.

Affidavit of Heirship recorded November 17, 2017 in Instrument No. 20171117-0118392 names wife Mona Kelley.

Being the same property conveyed to Jefferson St Partners, LLC by Warranty Deed from Mona P. Kelley, of record in Instrument No. 20190919-0095191, Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 19, 2019.

This is improved property known as 2403 Jefferson Street, Nashville, TN 37208.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of The Bransford Realty Company's Subdivision of Lots No. 35, 36 & 37 in E.T. Holman Subdivision of Lots No. 41, 42 & 43 of the Boyd McNairy Plan of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that property sold to the State of Tennessee at Warranty Deed of record at Book 4138, page 994.

Being the same property conveyed to S.E. Grinstead by Warranty deed from Bransford Realty Company of record in Book 735, page 334, Register's Office for Davidson County, Tennessee, dated May 30, 1929 and recorded on May 30, 1929.

Being the same property conveyed to Amelia A. Grinstead by Quitclaim deed from Scott E. Grinstead, Jr. of record in Book 8391, page 581, Register's Office for Davidson County, Tennessee, dated July 3, 1991 and recorded on July 3, 1991.

The property was conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee in Final Decree Confirming Sale to the Metropolitan Government of Nashville and Davidson County, Tennessee of record at Book 11215, page 540.

Being the same property conveyed to Benjamin Dang by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20140811-0071860 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on August 11, 2014.

Being the same property conveyed to The Le and Jacky Dang by Quitclaim deed from Benjamin Dang of record in Instrument No. 20170202-0011423 Register's Office for Davidson County, Tennessee, dated February 2, 2017 and recorded on February 2, 2017. Corrective Deed of record at Instrument No. 20170203-0011822.

Being the same property conveyed to Benjamin Dang and Leena Dang by Quitclaim deed from The Le and Jacky Dang of record in Instrument No. 20170209-0013914 Register's Office for Davidson County, Tennessee, dated February 9, 2017 and recorded on February 9, 2017. Deed of Correction of record at Instrument No. 20190604-0053314.

Being the same property conveyed to JDRE, LLC by Quitclaim deed from Benjamin Dang and Leena Dang of record in Instrument No. 20190605-0053488 Register's Office for Davidson County, Tennessee, dated June 4, 2019 and recorded on June 5, 2019.

Being the same property conveyed to Cream City Development, LLC by Warranty Deed from JDRE, LLC, a Tennessee limited liability company of record in Instrument No. 20190905-0089709, Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 5, 2019.

Being the same property conveyed to Jefferson St Partners, LLC by Warranty Deed from Cream City Development, LLC, of record in Instrument No. 20190919-0095192, Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 19, 2019.

Being also known as 2405 Jefferson Street Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 14 day of January, 2020.

Affiant

Notary Public

My commission expires:

KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 14 day of January, 2020.

Jefferson St Partners, LLC

By: _____
Roberto Gutierrez, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Roberto Gutierrez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of Jefferson St Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14 day of January, 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

