QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2021 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DARLA HYSMITH DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Karen Johnson Davidson County
Batch# 359775 DEEDQC
02/19/2020 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200219-0018147

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE AND ESCROW, LLC
513 3RD AVENUE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JBW PARTNERS, G.P.	NEW OWNER	117-03-0-041.00
(NAME)	(NAME)	
P.O. BOX 158444		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JBW Partners, G.P., a Tennessee general partnership**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **JBW Partners, G.P., a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, State of Tennessee, being Lot No. 7, and the westerly 37.5 feet of Lot No. 8 on the Plan of Richard Atkinson's Subdivision of Lots on Cedar Lane, as of record in Book 974, Page 3 and 50, Register's Office for Davidson County, Tennessee, together with a strip of land at the rear of Lot No. 7 on Richard Atkinson's Subdivision of Lots on Cedar Lane described as follows: beginning at a point at the northeast corner of said Lot No. 7, thence, with the northerly margin of said Lot No. 7 westwardly 75 feet to a point; thence, northwardly 23 feet to a point; thence northeastwardly 75.2 feet to an iron pin; thence southwardly 30 feet to the point at the northeast corner of this additional parcel,

Being a portion of the same property conveyed to JBW Partners, G.P. by Warranty Deed from Marian Rippy Hogins, a married woman, and Mark Leo Rippy III, a married man, of record as Instrument No. 20181025-0105865, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, State of Tennessee, being Lot No. 20 on the Resubdivision of Lot 15, Richard Atkinson's Subdivision, of record in Book 974, Page 50, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to JBW Partners, G.P. by Warranty Deed from Marian Rippy Hogins, a married woman, and Mark Leo Rippy III, a married man, of record as Instrument No. 20181025-0105865, Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

unimproved ☐
This is improved ☒ property, known as 2012 Cedar Avenue, Nashville, TN 37212

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of February, 2020.

JBW PARTNERS, G.P.

Adam G. LaFevor, ~~Authorized~~ Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam G. LaFevor,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Authorized Agent for JBW Partners, G.P., a Tennessee general partnership, and that he, as Authorized Agent, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2020.

Commission expires: Nov. 8, 2021

DARLA HYSMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

