QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2020.

Notary Public

Commission Expires 3/2/21

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 368054 DEEDQC
03/05/2020 12:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200305-0024893

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Numbers:
Jones Construction, LLC 3732 Moss Rose Drive Nashville, TN 37216	Owner	See Attached

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **J CORE PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **JONES CONSTRUCTION, LLC, a Tennessee limited liability company** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to 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 Nos. 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, and 230 of Phase 2-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939 (which adds Phase 2-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 2-B); Instrument No. 20111228-0101458; and Instrument No. 20170612-0058618, and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Grantor herein by E. P. Development, LLC, a Tennessee limited liability company, by Quitclaim Deed of Correction of record in Instrument No. 20190517-0046980, in the Register's Office for Davidson County, Tennessee.

This is **improved** property; addresses as shown on the Attachment hereto.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of March, 2020.

J CORE PROPERTIES, LLC, a Tennessee limited Liability company, Grantor

By: _____
H. Jason Phillips, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named H. Jason Phillips, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be Chief Manager of J CORE PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did for and on behalf of said bargainor, as its Chief Manager, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2020.

Commission Expires: 3/2/21

_____
NOTARY PUBLIC

AMY HALE
NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 7, 2020

_____
Notary Signature

My Commission Expires: September 7, 2020

ATTACHMENT
PARCEL ID NUMBERS

Unit #	Parcel ID Number	Street Address
220	163160C22000CO	1114 Waterburg Lane, Antioch TN 37013
221	163160C22100CO	1116 Waterburg Lane, Antioch TN 37013
222	163160C22200CO	1118 Waterburg Lane, Antioch TN 37013
223	163160C22300CO	1120 Waterburg Lane, Antioch TN 37013
224	163160C22400CO	1122 Waterburg Lane, Antioch TN 37013
225	163160C22500CO	1124 Waterburg Lane, Antioch TN 37013
226	163160C22600CO	1126 Waterburg Lane, Antioch TN 37013
227	163160C22700CO	1128 Waterburg Lane, Antioch TN 37013
228	163160C22800CO	1130 Waterburg Lane, Antioch TN 37013
229	163160C22900CO	1132 Waterburg Lane, Antioch TN 37013
230	163160C23000CO	1134 Waterburg Lane, Antioch TN 37013

202003050024893