Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 373232 DEEDQC
03/17/2020 09:41:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200317-0029300

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this ___ day of March, 2020.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Jaffar Salim	New Owner	081-15-0-235.00
~~1520 17th Avenue North~~ 473 Emerson St		
~~Nashville, TN 37208~~ Denver CO 80218		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jaffar Salim**, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **JMS Property Group, LLC a Colorado limited liability company,** Grantee(s), his heirs and assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being the southerly fifty feet of Lot No. 378 on the Plan of D.T. McGavock, Wetmore and Others Addition called the Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot 378 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to JMS Property Group, LLC, a Colorado limited liability company, from Sondra M. Abdullah-Zaimah, unmarried, by Warranty Deed and recorded on October 18, 2016 of record Instrument Number 20161018-0110160, Registers Office for Davidson County, Tennessee.

Being also known as **1520 17th Avenue North, Nashville, Tennessee 37208.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

This Instrument was prepared without the benefit of a Title search and should not be relied upon as representation of Title.

WITNESS my hand this 9th day of March, 2020

Jaff Salim

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jaff Salim** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained

Witness my hand, at office, this 9 day of March, 2020.

Notary Public

My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD