Karen Johnson Davidson County
Batch# 403291 DEEDQC
05/20/2020 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200520-0052356

QUITCLAIM DEED

Address of New Owner:
J2K Builders, LLC
319 Plus Park Blvd # 200
Nashville, TN 37217

Send Tax Bills To:
OWNER

Map & Parcel:
061-03-0 087.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transaction is
$ -0-

affiant
Subscribed and sworn to before me, this the 14th day of May, 2020

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
Commission Expires: 2/20/23

I, James T. McLean, do hereby quitclaim to J2K Builders, LLC, its successors and assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Property located in the Eighth Councilmanic District in Nashville, Davidson County, Tennessee, being Part of Lot 8 on the Map of Bradford Heights Subdivision of record in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee and being Parcel 87.00 on Davidson County Property Map 61-03, being more particularly described as follows:

Beginning at an Iron Rod (Old) on the southerly right-of-way of Joyce Lane (50' Right-of-Way), being the northeast corner of the property conveyed to Jennifer J. Hull of record in Instrument No. 20031016-0153329, Register's Office for Davidson County, Tennessee.

Thence, following Joyce Lane with a curve to the left having a central angle of 01 Degrees 40 Minutes 42 Seconds, a radius of 1025.38 Feet, an arc length of 30.03 Feet and a chord bearing and length South 83 Degrees 50 Minutes 01 Seconds East, 30.03 Feet to a Concrete Monument (Old);

Thence, South 82 Degrees 59 Minutes 03 Seconds East, 14.99 Feet to an Iron Rod (New);

Thence, leaving said Joyce Lane, South 06 Degrees 51 Minutes 33 Seconds East, 160.19 Feet to an Iron Rod (New) on the northerly boundary of the property conveyed to Jennette R. Frohman of record in Instrument No. 20150731-0075692, Register's Office for Davidson County, Tennessee;

Thence, following the northerly boundary of said Frohman property and continuing with the northerly boundary of the property conveyed to Robert W. Sturdivant, Et Ux of record in Deed Book 6057, Page 988, Register's Office for Davidson County, Tennessee, North 84 Degrees 54 Minutes 38 Seconds West, 45.00 Feet to an Iron Rod (New);

Thence, leaving the northerly boundary of said Sturdivant property, North 06 Degrees 50 Minutes 47 Seconds East, 161.25 to the Point of Beginning.

Containing 7,233 square feet or 0.17 acres.

Being part of the same property conveyed to James T. McLean of record in Instrument No. 20200115-0005537, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property known as: 1006 A Joyce Lane, Nashville TN 37216

Witness my hand this the 14th day of May, 2020.

James T. McLean

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 James T. McLean, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official this 14th day of May, 2020.

Notary Public

Commission expires: 2/20/23

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)