Karen Johnson Davidson County
Batch# 414848 DEEDQC
06/15/2020 12:52:30 PM 6 pgs
Fees: $33.00 Taxes: $94.78
20200615-0061054

Prepared by:	Send Tax Bills To:	Grantor	Grantee:
John Keith Direct Source LLC P.O Box 35 Victor, ID. 83455 307-203-7588	JMJ Property Group LLC 4849 Artesian Rd. Land O Lakes, FL 34638	Flat Iron Holdings, LLC 2915 E. Baseline Rd. Suite 109 Gilbert, AZ 85234	JMJ Property Group LLC 4849 Artesian Rd. Land O Lakes, FL 34638

QUITCLAIM DEED

This QUITCLAIM DEED executed by first party, **Flat Iron Holdings, LLC** a Delaware Liability Company (Grantor) to second party **JMJ Property Group LLC,** a Florida Limited Liability Company. (Grantee)

WITNESSETH: That the said party, for the sum of **Twenty Five Thousand Six Hundred Fifteen Dollars $25,615** and other good and valuable consideration paid the second party, the receipt of which is hereby acknowledged, does hereby remain, released and quitclaim unto the said second party forever, all the right, title and interest and claim which the said first party has in and to the following described parcel of land and improvements appurtenances thereto in the City of **Nashville,** County of **Davidson,** State of **Tennessee** to wit:

Notwithstanding anything its successors and assigns all of the oil, gas, and other mineral interests of whatsoever kind or nature in, on under and that may be produced from the Property not previously conveyed or reserved or record, and all rights pertaining thereto; provided, however, Grantor waives and relinquishes any and all rights to the use of the surface of the land conveyed for the exploration, development and/or production of such minerals.

TAX MAP OR PARCEL ID NO.: **060.16-0-131.00**

LEGAL DESCRIPTION: **See Exhibit (A)**

PROPERTY COMMONLY KNOWN AS: **2830 JONES AVENUE, NASHVILLE, TENNESSEE 37207**

This being the same property conveyed from Mom Haven 13, LP to Flat Iron Holdings LLC by deed recorded 9/18/2013 in Deed Book/Inst# 20130918-0098368

EK.

IN WITNESS WHEREOF, I, the undersigned Patrick Cardon in my capacity as Manager have hereunto set my Hand and Seal on this 31st day of July, 2019

Flat Iron Holdings, LLC

Signature _____

Printed Patrick Cardon

Title Manager

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____

Name:

_____

Name: Anthony Nilsen

STATE OF Arizona)
SS
COUNTY OF Maricopa)

The foregoing instrument was executed in my presence and acknowledged before me this 31st day of July, 2019 by Patrick Cardon, Manager for Flat Iron Holdings, LLC who is personally known to me to be the same person who executed the within instrument, and said person duly acknowledged execution of the instrument to be the free act and of the corporation

Witness my hand and Notarial seal this 31st day of July, 2019

Signature _____

Printed Jennifer Sue Smith, a Notary Public for the State of Arizona

My commission expires: 6/21/2022

JENNIFER SUE SMITH
Notary Public, State of Arizona
Maricopa County
Commission # 547812
My Commission Expires
June 21, 2022

Exhibit A

Lot Number 20A on the Final Plan of Joywood Heights, Section 3, not of record, and more particularly described as follows:

Said Lot Number 20A fronts 70 feet on the southerly side of Capitol View Avenue and extends back between lines 275 feet on the westerly side and 275 feet, more of less on the easterly side to a point in the rear.

MAP & PARCEL#: 060.16-0-131.00

Commonly known as: 2830 Jones Avenue, Nashville, TN 37207

TRUE COPY CERTIFICATION

I, Barbara Wymer, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

Barbara Wymer
Signature

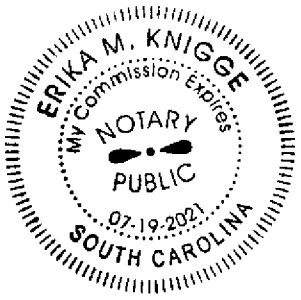
State of South Carolina

County of Richland

Personally appeared before me, Erika M. Knigge, a notary public for this county and state, Barbara Wymer who acknowledges this certification of an electronic document is true and correct and whose signature I have witnessed.

Erika M. Knigge
Notary's Signature

My Commission Expires: July 19th 2021
Seal:



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 082 - 16-0-131.00
BOOK - MAP - PARCEL - SPLIT LETTER

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
Flat Iron Holdings, LLC
2915 E. Baseline Rd Ste 109
Gilbert, AZ 85234

3. (a) BUYER'S NAME AND ADDRESS:
JMJ Property Group, LLC
4849 Artesian Rd.
Land O Lakes, FL 34638

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
2830 Jones Ave, Nashville, TN 37209

5. MAIL TAX BILL TO:
JMJ Property Group, LLC
4849 Artesian Rd.
Land O Lakes, FL 34638

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."**
☒ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: 1

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 25,615 00

12. DATE OF SALE (Numeric Digits): 07 19
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ 0 00

14. METHOD OF FINANCING:

a. ☒ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from f nancial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other f nancing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 **AND**

brief y describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, brief y describe the partial interest: Ø

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Barbara Wymer - KDK Services, LLC
PO Box 290109
Columbia, SC 29229 Phone 8034002213

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
See Attached

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Barbara Wymer
Signature of Seller/Agent

State of SC, County of Richland

Subscribed and sworn to before me on this 10 day of Oct 2019

Notary Public Lukam. Knigge

Notary Expiration Date 7/19/2021

Barbara Wymer
Signature of Buyer/Agent

State of SC, County of Richland

Subscribed and sworn to before me on this 10 day of Oct 2019

Notary Public Lukam. Knigge

Notary Expiration Date 7/19/2021

LUKA M. KNIGGE NOTARY PUBLIC SOUTH CAROLINA My Commission Expires 07-19-2021

202006150061054

OATH OF CONSIDERATION

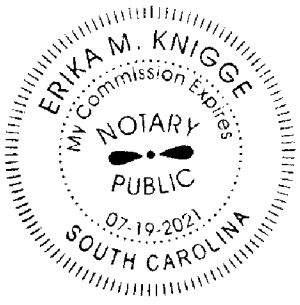
STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

I hereby swear or affirm that the actual consideration is $ 25,615.00

Barbara Wymer
AFFIANT

Affiant, Barbara Wymer subscribed and sworn before me this 24TH day of October, 2019.



Erika M. Knigge
NOTARY PUBLIC: Erika M. Knigge
MY COMMISSION EXPIRES: 7/19/2021