Karen Johnson Davidson County
Batch# 418884 DEEDQC
06/18/2020 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200618-0063951

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 Vesta Road
Lebanon, TN 37090

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, B & H Properties, LLC does this day bargain, sell, release, remise, quitclaim and convey unto C&J Builders, LLC all right title and interest to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 919 Riverside Drive, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200402-0035259, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joe M. Kpana-Quamoh, unmarried by Warranty deed from Walter W. Ford and wife, Mabel A. Ford and Marie Bennet of record in Book 6484, page 262, Register's Office for Davidson County, Tennessee, dated January 09, 1985 and recorded on January 30, 1985.

Being a portion of the same property conveyed to Music City Financial, LLC by Warranty deed from Karimu Daniel Kpana-Quamoh, Jayleen Snow, and Alexus Snow, Devisees under the will of Joe M. Kpana-Quamoh of record in Instrument No. 20190501-0040375 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 01, 2019.

Being a portion of the same property conveyed to B and H Properties, LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20190521-0048092 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 21, 2019.

This is unimproved property known as 919B Riverside Drive, Nashville, TN 37206.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 12 day of June, 2020.

member
Christopher Bagwell, member

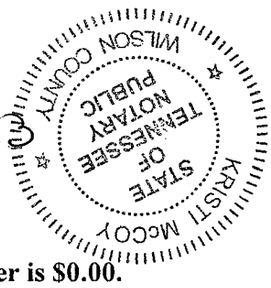
Jason Hanley, ~~member~~

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christopher Bagwell and Jason Hanley, members of B & H Properties, LLC with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledges that they are members of B & H Properties, LLC of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Nashville, TN on this the 12 day of June, 2020.

Kristi McCoy
Notary Public
My Commission Expires: 3/25/2023



AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12 day of June, 2020.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/25/2023



Map & Parcel No.: 08307021600

Name and address of new owner:
Send tax bills to:
C&J Builders, LLC
987 Vesta Rd
Lebanon, TN 37090

True Copy Certification

I, Kristi McCoy, 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.

Kristi McCoy

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman

Notary's Signature

My Commission Expires: 09/22/2020

