QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Wilson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

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

Kimberley C. Kimball
Affiant

Karen Johnson Davidson County
Batch# 441092 DEEDQC
07/21/2020 09:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200721-0079804

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020.

Mary Gail Porter
Notary Public

Commission Expires 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

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 Number:
Jones Construction, LLC 3732 Moss Rose Drive Nashville, TN 37216	Owner	072 01 0A 019.00 072 01 0A 020.00 072 01 0A 021.00 072 01 0A 022.00 072 01 0A 023.00 072 01 0A 024.00 072 01 0A 025.00

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 Units 19, 20, 21, 22, 23, 24 and 25 of Oakwood Townhomes, being Private Elements within a Tennessee Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act, Tennessee Code Annotated Section(s) 66-27-101, et. seq. by Master Deed of record in Instrument No. 20190722-0071772 as amended in Instrument No. 20190228-0018252, Register's Office for Davidson County, Tennessee, and as further amended in Instrument No. 20200720-0079530, and as further described in said Master Deed, as amended, and depicted in the Plat being Exhibit A1 to the Master Deed, to which Master Deed, as amended, and Plat reference is made for a more complete and accurate description and depiction of said Units and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Units with respect to Common Elements and Limited Common Elements, if any, as described by said Master Deed as amended and depicted by said Plat.

Being a portion of the same property conveyed to J Core Properties, LLC, a Tennessee Limited Liability Company by Deed dated March 7, 2019 from Oakwood Investors, LLC, a Tennessee Limited Liability Company, recorded March 7, 2019, in Instrument Number 20190307-0021147, in the Register's Office for Davidson County, Tennessee.

This is improved property; addresses as follows:

Unit #	Parcel ID Number	Street Address
19	072 01 0A 019.00	2059 Oakwood Ave, Nashville, TN 37218
20	072 01 0A 020.00	2057 Oakwood Ave, Nashville, TN 37218
21	072 01 0A 021.00	2055 Oakwood Ave, Nashville, TN 37218
22	072 01 0A 022.00	2051 Oakwood Ave, Nashville, TN 37218
23	072 01 0A 023.00	2049 Oakwood Ave, Nashville, TN 37218
24	072 01 0A 024.00	2047 Oakwood Ave, Nashville, TN 37218
25	072 01 0A 025.00	2045 Oakwood Ave, Nashville, TN 37218

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.

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 17th day of July, 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 17th day of July, 2020.

Commission Expires: 3/2/21

_____
NOTARY PUBLIC

AMY HALE
STATE OF TENNESSEE 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
COMMISSION EXPIRES

_____
Notary Signature

My Commission Expires: September 7, 2020