QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 463427 DEEDQC
08/25/2020 02:48:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200825-0096309

B-YB-20-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yellow Ball Development, GP	NEW OWNER	
(NAME) **106 Lewis St,**	(NAME)	**093-16-0-122-00**
(ADDRESS) **Nashville, TN 37210-2718**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YELLOW BALL DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YELLOW BALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the front or easterly 105 feet of Lot No. 129 on the Plan of Map of Maury and Claiborne's Addition to South Nashville, of record in Plat Book 21, Page 84 and 85, 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 the same property conveyed to Yellow Ball Development, GP by deed from Chapman Development, LLC, a Tennessee limited liability company of record in Instrument No. 20200601-0055810, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **106 Lewis St, Nashville, Tennessee 37210-2718**.

Witness my/our hand(s) this the 21st day of August, 2020.

Yellow Ball Development GP

D & J Properties of Tennessee, LLC, Partner

BY: _____
Jeff Gaw, Chief Manager

JMR Investments, LLC, Partner

BY: _____
Joseph M. Roberts, III, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, in his capacity as Chief Manager of D & J Proeprties of Tennessee, LLC, and such LLC being a General Partner of Yellow Ball Development GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Yellow Ball Development GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of AUGUST, 2020.

_____
Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, in his capacity as Managing Member of JMR Investments, LLC, and such LLC being a General Partner of Yellow Ball Development GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Yellow Ball Development GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of AUGUST, 2020.

_____
Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212