THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., Seven Springs I – Suite 110, 320 Seven Springs Way, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
JPS Properties, LLC	Same	093-11-0G-306.00CO
3215 Acklen Ave.		
Nashville, TN 37212		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **JAMIE BECKWITH**, do hereby convey to **JPS PROPERTIES, LLC**, a Tennessee limited liability company, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 306, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record in Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, and further amended by amendment of record as Instrument No. 20190508-0043149, Register's Office of Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 306 as showed on Garage Level 2 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Jamie Beckwith by Special Warranty Deed dated June 21, 2019 from Rutledge Development, LLC of record in Instrument No. 20190621-0060383, said Register's Office.

This is improved property known as 20 Rutledge Street, Unit 306, Nashville, Tennessee 37210.

Karen Johnson Davidson County
Batch# 488506 DEEDQC
10/02/2020 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201002-0114237

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of September, 2020.

JAMIE BECKWITH

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMIE BECKWITH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 30th day of September, 2020.

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
30th day of September, 2020.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023