This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 493738 DEEDQC
10/12/2020 09:13:33 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20201012-0118036

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Janine Catherine Leger 718 N. Croft Ave., 102 Angeles, CA 90069	SAME	072-16-0-030.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **J&R REALTY, LLC, a Delaware limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Rachel Decker-Sadowski, an unmarried woman & Janine Leger, an unmarried woman** (the "Grantee"), its successors and assigns, all of its rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58, BURCHWOOD GARDENS, SECTION TWO, as shown on plat of record in Plat Book 2900, page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of property.

Being the same property conveyed to **J&R REALTY, LLC, a Delaware limited liability company** by Warranty Deed date 12/19/20 and recorded on 01/04/2019 of record at Instrument Number 20190104-C001181, in the Davidson County, Tennessee Register's Office. Janine Ledger and Rachel Decker-Sadowski execute this instrument as the co-managing members and the sole shareholders of **J&R REALTY, LLC, a Delaware limited liability company**.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 1917 Berkshire Drive, Nashville, TN 37216

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this day of 2 day of October, 2020.

J&R REALTY, LLC,

Janine Leger,
Co-Managing Member

Rachel Decker-Sadowski,
Co-Managing Member

STATE OF Idaho)
COUNTY OF Blaine)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that **Janine Leger** is a co-managing member of **J&R REALTY, LLC, a Delaware limited liability company,** and that she, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said **J&R REALTY, LLC., a Delaware limited liability company,** by signing her name as such co-managing member.

Witness my hand and official seal at office at Ketchum, ~~Tennessee~~ Idaho on this the 2nd day of October, 2020.

Christina M. Stice
Commission Number: 38061
Notary Public
State of Idaho
My Commission Expires: 06/20/2026

Notary Public

My Commission Expires:

_____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that **Rachel Decker-Sadowski** is a co-managing member of **J&R REALTY, LLC, a Delaware limited liability company,** and that she, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said **J&R REALTY, LLC., a Delaware limited liability company,** by signing her name as such co-managing member.

Witness my hand and official seal at office at _____, Tennessee on this the _____ day of October, 2020.

_____

Notary Public

My Commission Expires:

_____

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00.

_____
Affiant

Subscribed and sworn before me this 20 day of October, 2020.

_____
NOTARY PUBLIC

My Commission Expires: July 9, 2024

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

WITNESS my hand this day of 08 day of October, 2020.

J&R REALTY, LLC,

Rachel Decker-Sadowski,
Co-Managing Member

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that **Rachel Decker-Sadowski** is a co-managing member of **J&R REALTY, LLC, a Delaware limited liability company,** and that she, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said **J&R REALTY, LLC., a Delaware limited liability company,** by signing her name as such co-managing member.

Witness my hand and official seal at office at _____, State of _____ on this the ____ day of October, 2020.

SEE ATTACHED

Notary Public

My Commission Expires:

_____

STATE OF Tennesse)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this 8th day of October, 2020.

NOTARY PUBLIC

My Commission Expires:

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2024

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES

On 10/08/2020 (Date) before me, RAMANJEET SINGH, Notary Public (Here Insert Name and Title of the Officer)

personally appeared RACHEL DECKER-SADOWSKI (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAMANJEET SINGH
Notary Public - California
Los Angeles County
Commission # 2292456
My Comm. Expires Jun 10, 2023

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 10/08/2020 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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