Karen Johnson Davidson County
Batch# 494557 DEEDQC
10/14/2020 09:39:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201014-0119224

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **File no. 200224743**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2020. Notary Public My Commission Expires:

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Triangle J, LLC 6903 S. Dahlia St. Centennial, CO 80122	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 082-08-0-209.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Connie Jordan,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Triangle J, LLC**, a **Colorado Limited Liability Company** its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Leek Subdivision of the Arthur Tract of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot fronts 50 feet on the East side of Myrtle Street and runs back parallel lines 170 feet to an alley.

Being the same property conveyed to Connie Jordan, by Warranty Deed from Jennifer Hamrick, an unmarried woman dated March 12, 2020 and recorded March 18, 2020 and of record in Instrument No. 20200318-0029854, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **619 Myrtle Street, Nashville, TN 37206**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of **October**, 2020.

Connie Jordan

STATE OF Colorado)
COUNTY OF Arapahoe)

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

Witness my hand, at Office, this 8 day of October, 2020.

Notary Public

My Commission Expires: Jun 30 2024

AMY WRIGHT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204022772
MY COMMISSION EXPIRES JUN 30, 2024