Karen Johnson Davidson County
Batch# 514029 DEEDQC
11/10/2020 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201110-0132626

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Shawn Rohan 1501 Forest Garden Drive Brentwood, TN 37027	New Owner	043-01-0-082.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JRG Properties, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Shawn Rohan, a married man,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Being Lot No. 2 and the Easterly 92 feet front and 76.6 feet rear of Lot No. 3 on the Plan of re-subdivision of the Dixie Food Subdivision as of record in Plat Book 421, page 30, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Woods Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots Southwardly 135 feet; thence Westwardly 192 feet, more or less, to the Southeast corner of the property conveyed to William D. Evans and wife, by deed from A.L. Calhoun of record in Book 1582, page 314, sad Register's Office; thence with Evans Easterly line, Northwardly 203.5 feet, more or less, to the Southerly margin of Woods Avenue; thence with said Avenue Eastwardly 172 feet to the beginning.

Being a portion of the same property conveyed to JRG Properties, LLC by Warranty deed from Justin McCrory of record in Instrument No. 20150916-0093955 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 16, 2015.

Being also known as 1237 Pierce Road, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
2nd day of November, 2020.

Affiant

My commission expires: (Affix Seal)

Notary Public

MEREDITH MALLOY
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2nd day of November, 2020.

JRG Properties, LLC, a Tennessee Limited Liability Company

William Greenleaf, Member

Jonathan Jones, Member

Shawn Rohan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greenleaf, Jonathan Jones and Shawn Rohan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Members of JRG Properties, LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2020.

Notary Public

My Commission Expires:

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 20[illegible]

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

