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# 521124 DEEDQC
11/25/2020 11:38:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201125-0138391

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J&R Realty, LLC 718 N. Croft Ave., 102 Los 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 **Rachel Decker-Sadowski, an unmarried woman & Janine Leger, an unmarried woman** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **J&R REALTY, LLC, a Delaware limited liability company** (the "Grantee"), its successors and assigns, all of their 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 **Rachel Decker-Sadowski, an unmarried woman & Janine Leger, an unmarried woman** by Quitclaim Deed date 10/02/20 and recorded on 10/12/20 of record at Instrument Number 20201012-0118036, in the Davidson County, Tennessee Register's Office.

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 4th day of November, 2020.

Janine Leger

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ TRAVIS) JL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janine Leger** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at on this 4th day of November, 2020.

MICHAEL NOTARTHOMAS
Notary Public, State of Texas
Comm. Expires 07-20-2023
Notary ID 130300789

Notary Public

My Commission Expires:

7 20.2023

WITNESS my hand this 2 day of November, 2020.

Rachel Decker-Sadowski

CA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel Decker-Sadowski** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal on this 2 day of November, 2020.

Notary Public

My Commission Expires:

10-14-2024

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2328740
My Comm. Expires Jun 14, 2024

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 24th day of November, 2020.

NOTARY PUBLIC

My Commission Expires:

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