QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____-0-_____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of ~~November~~ December, 2020.

Notary Public

Commission Expires 9-2-2024

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 533420 DEEDQC
12/15/2020 08:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201215-0147464

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Jones Construction, LLC 3732 Moss Rose Drive Nashville, TN 37216	Owner	072 01 0A 014.00 072 01 0A 015.00 072 01 0A 016.00 072 01 0A 017.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **J CORE PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **JONES CONSTRUCTION, LLC, a Tennessee limited liability company** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units 14, 15, 16, and 17 of Oakwood Townhomes, being Private Elements within a Tennessee Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act, Tennessee Code Annotated Section(s) 66-27-101, et. seq. by Master Deed of Record in Instrument No. 20190722-0071772 as amended in Instrument No. 20200128-0010170, Register's Office for Davidson County, Tennessee, and as further amended in Instrument No. 20200720-0079530, and as further described in said Master Deed, as amended and depicted in the Plat being Exhibit A1 to the Master Deed, to which Master Deed, as amended, and Plat reference is made for a more complete and accurate description and depiction of said Units and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Units with respect to Common Elements and Limited Common Elements, if any, as described by said Master Deed as amended and depicted by said Plat.

Being part of the same property conveyed to J Core Properties, LLC, a Tennessee Limited Liability Company by Special Warranty Deed dated March 6, 2019 from Oakwood Investors, LLC, a Tennessee Limited Liability Company, recorded March 7, 2019, in Instrument Number 20190307-0021147, in the Official Records of Davidson County, Tennessee.

This is improved property; addresses as follows:

Unit #	Parcel ID Number	Street Address
14	072 01 0A 014.00	2081 Oakwood Ave, Nashville, TN 37218
15	072 01 0A 015.00	2079 Oakwood Ave, Nashville, TN 37218
16	072 01 0A 016.00	2077 Oakwood Ave, Nashville, TN 37218
17	072 01 0A 017.00	2075 Oakwood Ave, Nashville, TN 37218

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of November, 2020.

J CORE PROPERTIES, LLC, a Tennessee limited Liability company, Grantor

By: _____
H. Jason Phillips, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named H. Jason Phillips, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be Chief Manager of J CORE PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did for and on behalf of said bargainor, as its Chief Manager, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2020.

Commission Expires: 3/2/21

_____
NOTARY PUBLIC

AMY HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEP 2020

_____
Notary Signature

My Commission Expires: September 7, 2020