Karen Johnson Davidson County
Batch# 543632 DEEDQC
12/30/2020 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201230-0154657

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Jonathan W. Mire and
Ava C. Mire
3931B Baxter Avenue
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel No.
061 15 0 035.00

Quitclaim Deed by Trustee

Grantor: JAM Homes, LLC, a Tennessee Limited Liability Company
Grantee: Jonathan W. Mire and Ava C. Mire, as Husband and Wife

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 68.7 feet front and 60.6 feet rear of Lot No. 54 on the Plan of the Subdivision of the Maplewood Home Tract, of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JAM Homes, LLC, a Tennessee Limited Liability Company, by deed from Jonathan W. Mire and Ava C. Mire, of record in Instrument No. 20180719-0070586, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3931 Baxter Avenue, Nashville, TN 37216.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF §6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Ava C. Mire

JAM Homes, LLC, Grantor
By Ava C. Mire, Member

State of Tennessee
County of Davidson

Pursuant to Tennessee Governor Bill Lee's Executive Orders Nos. 26 (April 9, 2020), 37 (May 12, 2020), 52 (June 29, 2020), 61 (Aug. 28, 2020), 64 (Sept. 29, 2020), and 66 (October 28, 2020), on December 14, 2020, before me personally appeared via audio-video conference Ava C. Mire for JAM Homes, LLC, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the sole member of JAM Homes, LLC, for the purpose therein contained, by signing her name as Member.

Jennifer Dismukes Berkon

Notary Public
My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Jonathan W. Mire

Jonathan W. Mire, Grantee

Sworn to and subscribed before me via audio-video conference on December 14, 2020, pursuant to Tennessee Governor Bill Lee's Executive Orders Nos. 26 (April 9, 2020), 37 (May 12, 2020), 52 (June 29, 2020), 61 (Aug. 28, 2020), 64 (Sept. 29, 2020), and 66 (October 28, 2020).

Jennifer Dismukes Berkon

Notary Public

My commission expires: 12/19/2023

JENNIFER DISMUKES BERKON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Jennifer Berkon, do hereby affirm that I am 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 Sumner

On December 17, 2020, before me personally appeared Jennifer Berkon, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 04/9/2021

