QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 551872 DEEDQC
01/11/2021 12:00:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210111-0004647

O-RB-20-1112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF Jan, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittairo Investments LLC, a Tennessee limited liability company and JAC Investment Homes, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**083-13-0-181.00**
4012 Ethan Ave.,		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK G. JONES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTAIRO INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JAC INVESTMENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of East Edgefield of record in Plat Book 21, Page 147, 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 Derek G. Jones by Warranty deed from Music City Holdings, LLC a Texas limited liability company of record in Instrument No. 20200804-0085834 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on August 04, 2020.

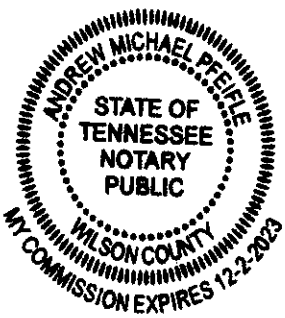
****Said property is not the primary residence of Derek G. Jones.**

This is **improved** property known as: **1112 Boscobel Street, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 23 day of DECEMBER, 2020.

Derek G. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK G. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~29th~~ 23rd December of ~~October~~, 2020.

Notary Public
My Commission Expires: 12/2/2023
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212