THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., Seven Springs I – Suite 110, 320 Seven Springs Way, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
JPS Investments, LLC	Same	072-01-0A-019.00
3215 Acklen Ave.		
Nashville, TN 37212		

Karen Johnson Davidson County
Batch# 567661 DEEDQC
02/03/2021 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015934

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **JAMIE BECKWITH**, do hereby convey to **JPS INVESTMENTS, LLC**, a Tennessee limited liability company, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 19 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 in the Register's Office for Davidson County, Tennessee, and as further amended in Instrument No. 20200722-0079530 in said Register's Office, and as 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 the same property conveyed to Jamie Beckwith by Warranty Deed dated September 18, 2020 from Jones Construction, LLC of record in Instrument No. 20200918-0107219, Register's Office for Davidson County, Tennessee.

This is improved property known as 2059 Oakwood Avenue, Unit 19, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of September, 2020.

JAMIE BECKWITH

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMIE BECKWITH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 30th day of September, 2020.

Notary Public

My Commission Expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 -.

Affiant

Sworn to and subscribed before me this
30th day of September, 2020.

Notary Public

My commission expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023