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	060-11-0B-013.00-C
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
20210203-0015935

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 No. 13 on the Plan of Cottage Park, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151203-0122006 and amended in Instrument No. 20160126-0007567, 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 Jamie Beckwith by Warranty Deed dated September 24, 2020 from Vinit Rai, of record in Instrument No. 2000925-0110245, Register's Office for Davidson County, Tennessee.

This is improved property known as 732 Cottage Park Drive, 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.

Elizabeth Ryder Sykes
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 - .

Jamie Beckwith
Affiant

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

Elizabeth Ryder Sykes
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

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary 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 STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires

Lynne E. Neeley

Notary Public

My Commission expires: 3/7/2023