This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 578071 DEEDQC
02/25/2021 09:10:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210225-0023567

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcels
1707 Ashwood LLC 1306 Shelby Avenue Nashville, TN 37206	1707 Ashwood LLC 1306 Shelby Avenue Nashville, TN 37206	Parcel No. 081-07-0-153.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JBT CONSTRUCTION, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **1707 ASHWOOD LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of February, 2021, but is effective as of the 23 day of February, 2021.

GRANTOR:

JBT CONSTRUCTION, LLC,
a Tennessee limited liability company

By: _____
Name: Jason Tidwell
Its: Sole Member

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jason Tidwell the Sole Member of JBT Construction, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as Sole Member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name JBT Construction, LLC, as such Sole Member.

Witness my hand and official seal this 23rd day of February, 2021

My Commission Expires:

_____

_____
Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

AFFIDAVIT OF VALUE

I, James Alexander, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 23rd day of February, 2021

_____
Affiant

_____
Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

EXHIBIT "A"

Legal Description of
2008 9th Avenue North, Nashville, Tennessee 37208

Land in Davidson County, Tennessee, being the Southerly 10 feet of Lot No. 20 and the Northerly 20 feet of Lot No. 21 in the Subdivision of Lot No. 9 in Owen's Buena Vista Plan of Lots, as of record in Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said parts of Lots No. 20 and 21 adjoin and front together 30 feet on the Easterly side of 9th Avenue North, formerly Buena Vista Pike, and extends back between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to ~~1707 Ashwood, LLC~~ JBT Construction, LLC, a Tennessee limited liability company, by deed dated ~~February~~ October 16, 2020, of record in Instrument No. 20201019-0121161, Register's Office for Davidson County, Tennessee.