QUITCLAIM DEED

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 8th DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

J-SB-JAC-21-11

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Team Burks LLC, a Tennessee limited liability Company and JAC Investment Homes LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**105-4-195.00**
1605 14th Ave. N,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **TEAM BURKS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TEAM BURKS 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:

SEE ATTACHED EXHIBIT "A"

This is **unimproved** property known as: **11 Garden Street, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 8 day of Feb, 2021.

Karen Johnson Davidson County
Batch# 580754 **DEEDQC**
03/01/2021 01:03:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210301-0025568

Team Burks LLC

By: Oren S. Burks, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Oren S Burks, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Team Burks LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of February, 2021.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A and Unit B, Eleven Garden Street, as shown in the Declaration of Covenants, Conditions and Restrictions for Eleven Garden Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210212-0020327 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 the within named Grantor by Deed as of record in Instrument Number 20210212-0020326, Register's Office for Davidson County, Tennessee.