THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 210132379

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2021.

Notary Public

My Commission Expires: 06-17-2024

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 588619 DEEDQC
03/10/2021 11:17:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210310-0031383

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric A. Cook, Trustee of the JPS Preservation Trust 954 Battery Lane Nashville, TN 37220	New Owner	132 09 0O 001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jason Philip Somerville and Eric Andreas Cook, Tenants in Common With Right of Survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Eric A. Cook, Trustee of the JPS Preservation Trust Instrument dated February 5, 2020,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 954, Homes at Battery Square, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at Batter Square, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170626-0063881 and Amended in Instrument No. 20170922-0097555, 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 Jason Philip Somerville and Eric Andreas Cook, Tenants in Common with Rights of Survivorship, by Warranty deed from The Focus Group of Tennessee, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170908-0092362, in the Register's Office of Davidson County, Tennessee, dated September 05, 2017 and recorded on September 08, 2017.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March 2021.

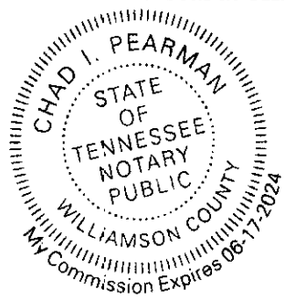
Jason Philip Somerville

Eric Andreas Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jason Philip Somerville and Eric Andreas Cook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of March 2021.



Notary Public
My Commission Expires: _____