MAP; PARCEL NO: 106-06-030

Recording Information
Karen Johnson Davidson County Batch# 590697 DEEDQC 03/12/2021 10:28:46 AM 2 pgs Fees: $12.00 Taxes: $0.00 20210312-0032913

Mail to:
This Instrument Prepared by:

Jackson M. Welch, Jr.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, TN 37064

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	SR5 Properties, LLC 9487 Smithson Lane Brentwood, TN 37027	None

QUITCLAIM DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 4 day of March, 2021, by and between **JAYNE ALLISON ROSTON,** hereinafter individually referred to as "Party of the First Part", and **SR5 PROPERTIES, LLC, a Tennessee Limited Liability Company**, hereinafter individually and/or collectively referred to as "Party of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quitclaims unto the Party of Second Part, its successors and assigns, all her right, title and interest in and to the following described real estate, to-wit:

Tract 1:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 51 on the Plan of A. M. Brown's Subdivision, as of record in Book 57, Page 126, Register's Office for said County. Said Lot No. 51 fronts 50 feet on the easterly side of Cleveland Avenue and runs back between parallel lines, 150 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of A. M. Brown's Subdivision, as of record in Book 57, Page 126, Register's Office for said County. Said Lot No. 52 fronts 50 feet on the easterly side of Cleveland Avenue and runs back between parallel lines, 150 feet to an alley.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of A. M. Brown's Subdivision, as of record in Book 57, Page 126, Register's Office for said County. Beginning on the easterly margin of Cleveland Avenue northwest corner of Lot No. 52; thence with the easterly margin of Cleveland Avenue northwardly 85 feet, more or less, to the southerly margin of an alley; thence with said alley eastwardly to the westerly margin of another alley; thence with the last mentioned alley southwardly 39 ½ feet, more or less, to the northeast corner of Lot No. 52; thence northerly line of said Lot No. 52 westwardly 150 feet to the beginning.

Being the property conveyed to Jayne Allison Roston by a Trustee's Quitclaim Deed of record as Instrument Number 20140321-0023479, Register's Office for Davidson County, Tennessee.

This is improved property known as 35, 37 and 51 Cleveland Avenue, Nashville, Tennessee 37210.

IN TESTIMONY WHEREOF, Party of the First Part has hereunto set her signature, this the 4 day of March, 2021.

Jayne Allison Roston
JAYNE ALLISON ROSTON

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, Stephanie A Glenn, a Notary Public in and for said county and state, the within named **JAYNE ALLISON ROSTON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 4 day of March, 2021.

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-4-23.

STATE OF TENNESSEE
COUNTY OF Williamson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is None.

Sandy McCollum
Affiant

SWORN TO and subscribed before me on this the 4 day of March, 2021.

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-4-23.