QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____-0-_____.

Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2021.

Mary Gail Porter
Notary Public

Commission Expires 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 590942 DEEDQC
03/12/2021 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0033123

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2055 N. Mt. Juliet Road, Suite 202, Mt. Juliet, TN 37122
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Jones Construction, LLC 3732 Moss Rose Drive Nashville, TN 37216	Owner	See Attached

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **J CORE PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **JONES CONSTRUCTION, LLC, a Tennessee limited liability company** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4, 5, 6, 7, 8, 9, and 18 of Oakwood Townhomes as shown in the Declaration of Covenants, Conditions, and Restrictions for Oakwood Townhomes, a horizontal property regime with private elements and no general common elements of record in Instrument # 20190722-0071772 as amended in Instrument # 20190228-0018252, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being part of the same property conveyed to J Core Properties, LLC, a Tennessee limited liability company by Special Warranty Deed dated March 6, 2019 from Oakwood Investors, LLC, a Tennessee Limited Liability Company, recorded March 7, 2019, in Instrument Number 20190307-0021147, in the Official Records of Davidson County, Tennessee.

This is improved property; addresses as shown on the Attachment hereto:

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 11 day of March, 2021.

J CORE PROPERTIES, LLC,
a Tennessee limited Liability company, Grantor

By: _____
H. Jason Phillips, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named H. Jason Phillips, with who I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be Chief Manager of J CORE PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did for and on behalf of said bargainor, as its Chief Manager, being duly authorized so to do, freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2021.

Commission Expires: 9/27/2023

_____
NOTARY PUBLIC

BRIAN T ASBURY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

_____
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

_____
Notary Signature

ATTACHMENT
PARCEL ID NUMBERS

Unit #	Parcel ID Number	Street Address
1	072 01 0A 001.00	2119 Oakwood Ave, Nashville, TN 37218
2	072 01 0A 002.00	2117 Oakwood Ave, Nashville, TN 37218
3	072 01 0A 003.00	2115 Oakwood Ave, Nashville, TN 37218
4	072 01 0A 004.00	2113 Oakwood Ave, Nashville, TN 37218
5	072 01 0A 005.00	2111 Oakwood Ave, Nashville, TN 37218
6	072 01 0A 006.00	2107 Oakwood Ave, Nashville, TN 37218
7	072 01 0A 007.00	2105 Oakwood Ave, Nashville, TN 37218
8	072 01 0A 008.00	2103 Oakwood Ave, Nashville, TN 37218
9	072 01 0A 009.00	2101 Oakwood Ave, Nashville, TN 37218
18	072 01 0A 018.00	2061 Oakwood Ave, Nashville, TN 37218