RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 594103 DEEDQC
03/17/2021 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210317-0035386

File No.: TN2115258

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF March, 2021.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Jenkins, Jordan Simpkins, Karen Irving, 9959 Poplar Coomb Lane Bon Aqua, TN 37025	Joseph Jenkins, Jordan Simpkins, Karen Irving, 9959 Poplar Coomb Lane Bon Aqua, TN 37025	082140A05500CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **JSI Properties LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **Joseph Jenkins, married, Jordan Simpkins, unmarried and Karen Irving, unmarried, as Tenants in Common with Rights of Survivorship,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1010 of Riverfront Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Riverfront Condominiums of record in Instrument Number 20051221-0153160, as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed of record in Instrument No. 20051221-0153160 as amended in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640 Register's Office for Davidson County, Tennessee for a complete identification and description of such Unit.

Being the same property conveyed to JSI Properties, LLC, a Tennessee limited liability company from Joseph Jenkins, married and Jordan Simpkins(inadvertently referred to as Jenkins), unmarried, and Karen Irving, unmarried, as tenants in common with the right of survivorship, by Quitclaim Deed dated 08/14/2019 and recorded 08/15/2019 in Instrument No. 20190815-0081705, and Corrected by Scrivener's Affidavit of record in Instrument No. 20190816-0082121, Register's Office of said County.

Being the same property conveyed to Joseph Jenkins, married, and Jordan Simpkins, unmarried and Karen Irving, unmarried, as tenants in common with the right of survivorship from Karen Long, Trustee, of the 2009 Long Living Trust UAD March 23, 2009, by Warranty Deed dated 08/06/2019 and recorded 08/08/2019 in Instrument No. 20190808-0079176, Register's Office of said County.

WITNESS OUR HAND, this 5 DAY OF March, 2021.

Joseph Jenkins

Jordan Simpkins

Karen Irving

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Joseph Jenkins, Jordan Simpkins and Karen Irving, members of **JSI Properties LLC, a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 5 DAY OF March, 2021.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022