Karen Johnson Davidson County
Batch# 606787 DEEDQC
04/05/2021 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210405-0044029

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 5th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/07/2023

B-YB-21-103

THIS INSTRUMENT WAS PREPARED BY
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)
Yellow Ball, LLC, a Tennessee limited liability company	**New owner**	
(NAME) **650 Wedgewood Ave**	(NAME)	**093-16-0-176.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **YELLOW BALL DEVELOPMENT, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YELLOW BALL, 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:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Maury and Claiborne's Addition to Nashville of record in Plat Book 21, Page (s) 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 138 runs 55 feet on the Easternly side of Lewis Street and runs back between parallel lines 124 feet to a 15 feet alley.

Being the same property conveyed to Yellow Ball Development, GP, a Tennessee General Partnership by Warranty deed from Antonio R. Powell, unmarried of record in Instrument No. 20200729-0083657 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 29, 2020.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **103 Lewis Street, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 5th day of March, 2021.

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY: _____
Jeff Gaw, Chief Manager

JMR Investments, LLC
Partner

BY: Joseph R Roberts III
Joseph M. Roberts, III, Managing Member

STATE OF Tennessee
County OF Davidson

On this the 5th day of March, 2021, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 5th day of March, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2023

STATE OF Tennessee
County OF Davidson

On this the 5th day of March, 2021, before me personally appeared Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of JMR Investments, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Managing Member of JMR Investments, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 5th day of March, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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 me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY