THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 615917 DEEDQC
04/15/2021 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050517

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
JJCW, LLC 711 Lenox Avenue Miami Beach, FL 33139	New Owner	081-06-0-036.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Barbara Weiss, a married woman***, by these presents do hereby quitclaim and convey unto **JJCW, LLC, a Florida Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page (s) 3 and 4, 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 Darline Jean-Philippe, an unmarried woman by Warranty deed from Barton Elliott Harris, executor of the Estate of Wilma Jean Stewart of record in Instrument No. 20100708-0053527 Register's Office for Davidson County, Tennessee, dated July 06, 2010 and recorded on July 08, 2010.

Being the same property conveyed to Barbara Weiss by Warranty deed from Darline Jean-Philippe NKA Darline Antoine and Watson Antoine, a married couple of record in Instrument No. 20201112-0133290 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 12, 2020.

Being also known as 2705 Vance Avenue Nashville, Tennessee 37208.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
15th day of March, 2021.

Affiant

My commission expires:

Notary Public

(Affix Seal)

MEGAN E. MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of March, 2021.

Barbara Weiss

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Weiss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 12th day of March, 2021.

MARY MERCADO
Commission # HH 044288
Expires September 20, 2024
Bonded Thru Budget Notary Services

Notary Public Mary Mercado

My Commission Expires: 09/20/2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

