6

Karen Johnson Davidson County
Batch# 619402 **DEEDQC**
04/21/2021 08:10:02 AM 1 pg
Fees: $12.00 Taxes: $0.00

20210421-0053023

THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

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

AFFIANT: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2021.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: 9-6-2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To::	Map-Parcel Numbers:
JP Holdings, LLC, a Tennessee Limited Liability Company	**SAME**	Part of- 091-12-0-118.00
140 Glenrock Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **JP Holdings, LLC, a Tennessee Limited Liability Company,** by these presents does hereby transfer and quitclaim and convey unto **JP Holdings, LLC, a Tennessee Limited Liability Company,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being **Lot 68,** Block No. 55 of Plan No.1 of West Nashville as of record din Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot 68 fronts 25 feet on the west side of 45th Avenue North and extends back westerly between parallel lines 110 feet to an alley.

Being part of the same property conveyed to JP Holdings, LLC, a Tennessee Limited Liability Company by deed from Carolyn S. Spencer, unmarried of record in Instrument No. 20210413-0049194, Register's Office for Davidson County, Tennessee.

THE PURPOSE FOR THIS COVEYANCE IS FOR THE CREATION OF SEPARATE LOTS IN ORDER TO OBTAIN MAP & PARCEL NUMBERS FOR EACH OF SAID LOTS.

This is improved property known as: 611 45th Avenue North, Nashville, TN 37209

Witness my hand this 19th day of April, 2021.

JP Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Mark P. Freeman, Member

State of Tennessee
County of Davidson

On this 19th day of April, 2021, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Mark P. Freeman**, the **Member** of **JP Holdings, LLC, a Tennessee Limited Liability Company** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

WITNESS my hand and notary seal this 19th day of April, 2021.

_____
Notary Public
My Commission Expires: 9-6-2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.