THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 625791 DEEDQC
04/29/2021 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057615

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Barbara C. Weiss 711 Lenox Avenue Miami Beach, FL 33139	New Owner	069-03-0-048.00

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, **JJCW, LLC, a Florida Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Barbara C. Weiss, a married woman,** his/her/their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the East part of Lot No. 16, Block FF, Fairview, as of record in Book 1130, Page 54, Register's Office for said County.

Said part of said lot fronts 125.45 feet on the North side of West Hamilton Road, and extends back 125.8 feet on the West line and 118.2 feet on the East line, to a dead line in the rear, on which it measures 125 feet.

Being the same property conveyed to Emmett Porter and wife, Lula Mae Porter by Warranty deed from Dorothy Jean Rader Nipper of record in Book 4143, page 80, Register's Office for Davidson County, Tennessee, dated June 19, 1967 and recorded on June 20, 1967.

Being the same property conveyed to Sheila Jones by Quitclaim deed from Emmett Porter and wife, Lula Mae Porter of record in Instrument No. 20120926-0087513 Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on September 26, 2012.

Being the same property conveyed to JJCW, LLC, a Florida limited liability company by Warranty deed from Sheila Jones, a single woman of record in Instrument No. 20201207-0141909 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 07, 2020.

Being also known as 3806 West Hamilton Road Nashville, Tennessee 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
14th day of April, 2021.

Affiant

My commission expires:
(Affix Seal)

5-2-22

Notary Public

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of April, 2021.

JJCW, LLC, a Florida Limited Liability Company

By: _____
Barbara C. Weiss, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara C. Weiss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Member of JJCW, LLC, a Florida Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of April, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

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

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022