THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** **File #210434570**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 30th day of April, 2021. _____ Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: 4012 Estes Rd., LLC 4706 Trousdale Drive Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: 116 16 0 085.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JBT Construction, LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **4012 Estes Rd., LLC, a Tennessee Limited Liability Company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Part 1 - Wallace Subdivision of record in Plat Book 1424, Page 16, 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 JBT Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Clay Tate, married and Jason Tidwell, married as tenants in common, of record in Instrument No. 20190710-0067201, in the Register's Office of Davidson County, Tennessee, dated July 10, 2019 and recorded on July 10, 2019.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 628205 DEEDQC
05/04/2021 09:34:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210504-0059454

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April 2021.

JBT Construction, LLC, a Tennessee limited liability company

BY: Jason Tidwell, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell, with whom I am personally acquainted, and who acknowledged themselves to be Managing Member of JBT Construction, LLC, a Tennessee Limited Liability Company, the within named bargainer, and that they as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Managing Member.

Witness my hand and official seal at office, this 30th day of April 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022