THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

**W. AARON FORTNER, PLLC**
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 642470 **DEEDQC**
05/24/2021 08:21:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210524-0069724

# QUITCLAIM DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Sun Valley Homes, LLC<br>6670 Bly Trice Rd.<br>College Grove, TN 37046 | Owner | 043-05-0-089.00 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **JRG Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **Sun Valley Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 1** on the Plan of Resubdivision of Lots 19 & 20, Block "E" of Crestview Estates of record in Plat Book 5190, Page 124, 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 part of the same property conveyed to JRG Properties, LLC, a Tennessee limited liability company by Warranty Deed from Ronnie Lynn Pepper, Co-Trustee and J.D. Shepherd, Co-Trustee of the Pepper Family Trust dated 7/26/95 of record on September 8, 2016, at Instrument No. 20160908-0094751, Davidson County Register of Deeds.

This is property commonly known as 741 Cedarcrest Avenue, Madison, TN 37115.

**Witness our hands, this** 5 **day of** March **, 2021:**

**JRG Properties, LLC, a Tennessee limited liability company**

**By:** x _____

**Name:** Jonathan Jones

**Title:** Owner

**STATE OF Tennessee** )
)
**COUNTY OF** TN )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jonathan Jones (Print Name), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Owner (Print Title) of **JRG Properties, LLC, a Tennessee limited liability company**, the within named bargainor, and further acknowledged that

such person executed the foregoing instrument in behalf of **JRG Properties, LLC, a Tennessee limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 5th day of March, 2021.

Chasity Hood
NOTARY PUBLIC

My Commission Expires: 7.17.21

CHASITY HOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF March, **2021**:

Chasity Hood
Notary Public

My Commission Expires: 7.17.21

CHASITY HOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021