Prepared by:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 7 day of June, 2021.

Notary Public
My Commission Expires: 3-3-2025

BRIDGET B. ROSS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 656010 DEEDQC
06/14/2021 01:26:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210614-0079887

Address of New Owner:	Send Tax Bills to:	Map & Parcel Numbers
ROJO Properties **1740 Ed Temple Blvd.** **Nashville, TN 37208**	**Same**	**10200006100**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged that:

JJB PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP (the "Grantor"),

has bargained and sold, and by these presents does transfer and convey, unto:

ROJO PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP (the "Grantee"),

its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Land in the Twenty-third Councilmanic district of Nashville, Davidson County, Tennessee, lying generally on the northerly side of Charlotte Pike, and the east side of Davidson Branch, being Lot 1 of Phillips Terrace, Section III, Plat Book 6050, page 27, register's office for said county and being more particularly described as follows:

Beginning at an iron pin set this survey in the north right of way of Charlotte Pike (U.S. Highway 70), said pin being the southwest corner of this tract and lying 339 feet, more or less, from the east intersection of Davidson Road;

Thence, with the north right of way of Charlotte Pike, N 68° 39' 00" E a distance of 200.00 feet to an iron pin found at the southeast corner of this tract;

Thence, leaving the right of way of Charlotte Pike, along or near the west line of property owned by Lester W. Lambeth, deed book 9827, page 343, R.O.D.C., N 21° 21' 00" W a distance of 165.00 feet to an iron pin found at the northeast corner of this tract;

Thence, along or near the south line of property owned by Sunrise Motel, Inc., instrument number 20011206134658, R.O.D.C., S 68° 39' 00" W a distance of 219.30 feet to a P.K. Nail found in a rock at the northwest corner of this tract;

Thence, along or near the east line of property owned by James D. McClendon, deed book 11163, page 914, R.O.D.C., S 23° 49' 13" E a distance of 52.14 to a point;

Thence, continuing with the same, S 29° 59' 00" E a distance of 114.20 feet to the Point of Beginning, containing 34,915 sq. ft. or 0.80 acres, more or less.

Being the same property conveyed to JJB Partners, L.P., a Tennessee limited partnership by Quitclaim Deed from ROJO Properties, a Tennessee general Partnership, of record in Instrument No. 20191106-0114550, in the Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **6940 Charlotte Pike, Nashville, Tennessee 37209.**

Said property is conveyed subject to all other limitations, restrictions and encumbrances as may affect the premises.

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.

Witness my hand this the 7 day of June, 2021.

JJB Partners, L.P.

By: _____ G.P.
John B. Jewell, IV, General Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Jewell, IV, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the General Partner of JJB Partners, L.P., a Tennessee limited partnership, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained

Witness my hand and official seal, this the 7 day of June, 2021.

Bridget B. Ross
Notary Public

My Commission Expires: 3-3-2025

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY