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

Karen Johnson Davidson County
Batch# 656010 DEEDQC
06/14/2021 01:26:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210614-0079888

BRIDGET B. ROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map & Parcel Numbers:
ROJO Properties **1740 Ed Temple Blvd.** **Nashville, TN 37208**	Same	**05110003000**

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:

> Being Lot 1 on the Final Plat of Welton Investments Property as of record in Plat Book 9700, page 488, Register's Office for Davidson County, Tennessee.
>
> 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. 20190823-0085010, 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: **1311 Briarville Road, Madison, Tennessee 37115.**

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

