QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 657178 DEEDQC
06/15/2021 03:51:28 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20210615-0080866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY 2021.

Notary Public

MY COMMISSION EXPIRES: 8/28/24

(AFFIX SEAL)

SANYA L. ABERNATHY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

THIS INSTRUMENT WAS PREPARED BY:
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, TN 37212

New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
JMJ Enterprises, Inc., Gesis Thana, George Madappallil, and Mary George 329 Lake Valley Dr Franklin, TN 37069	SAME	093-10-0-444.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **3MS TWO PROPERTIES, LLC,** A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **JMJ ENTERPRISES, INC., A TENNESSEE CORPORATION**, AS TO 1/3 INTEREST, **GESIS THANA, AN INDIVIDUAL**, AS TO 1/3 INTEREST, **GEORGE MADAPPALLIL, AN INDIVIDUAL,** AS TO 1/6 INTEREST, AND **MARY GEORGE, AN INDIVIDUAL**, AS TO 1/6 INTEREST, HEREINAFTER AND COLLECTIVELY CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ONE HUNDRED PERCENT (100%) OF GRANTOR'S INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE ("PROPERTY"). UPON THE EFFECTIVE DATE OF THIS QUITCLAIM DEED, TITLE TO THE PROPERTY SHALL BE HELD IN THE NAME OF JMJ ENTERPRISES, INC., GESIS THANA, GEORGE MADAPPALLIL, AND MARY GEORGE.

THE PREPARER OF THIS DEED DID NOT PERFORM A TITLE SEARCH ON THE AFOREMENTIONED PROPERTY. THIS QUITCLAIM DEED WAS PREPARED USING INFORMATION SUPPLIED BY THE PARTIES AND PREPARER HEREBY WAIVES ANY WARRANTY OR ACCURACY OF TITLE.

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

(SIGNATURES ON THE FOLLOWING PAGES)

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 4th day of June, 2021.

GRANTOR:
3MS TWO PROPERTIES, LLC,
a Tennessee limited liability company

By: JMJ ENTERPRISES, INC., Member

By: Mary James
Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared, Mary James, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of JMJ Enterprises, Inc, a Member of the Grantor, and that she as such Secretary, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such.

WITNESS my hand, at office, this 4th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 7-9-22

MOLLIE A. MASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 26th day of May, 2021.

GRANTOR:
3MS TWO PROPERTIES, LLC,
a Tennessee limited liability company

By: Gesis Thana
Title: Member

STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me personally appeared Gesis Thana, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of the Grantor, the within named bargainor, and that he, as such Member, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 26th day of May, 2021.

RENZO GARCIA
Notary Public State of Florida
Commission # GG 197317
My Comm. Expires Apr 29, 2022

NOTARY PUBLIC

My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 26th day of May, 2021.

GRANTOR:
3MS TWO PROPERTIES, LLC,
a Tennessee limited liability company

Madappallil George

By: George Madappallil
Title: Member

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

Before me personally appeared George Madappallil, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of the Grantor, the within named bargainor, and that he, as such Member, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 26th day of May, 2021.

Klarita Likrama
NOTARY PUBLIC

My Commission Expires:

KLARITA LIKRAMA
No. 01LI6312785
Notary Public, State of New York
Qualified in Bronx County
My Commission Expires 10/06/22

EXHIBIT A

DESCRIPTION OF LAND

BEING land in the 19th councilmanic of Davidson County, Tennessee, being Lots Nos. 33, 34, 35, 36, 37 and 38 on the Plan of Lots laid out by the University of Nashville called the "College Campus", not of record and described as follows:

BEGINNING at a point in the east margin of Fourth Avenue South, formerly Cherry Street; about 93 feet south of the southeast corner of Fourth Avenue South and Peabody Street; thence in a southerly direction along said margin of Fourth Avenue South 150 feet, to an alley; thence easterly with the northerly margin of said alley, 160 feet, more or less, to Almond Street, formerly Hume Street; thence in a northerly direction and along the westerly margin of Almond Street 150 feet more or less, to a point about 93 feet south of Peabody Street; thence in a westerly direction and parallel with Peabody Street 160 feet, more or less to the point of beginning.

Being the same property conveyed to 3MS TWO PROPERTIES, LLC by deed from I-65 REALTY PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY, dated May 31, 2006, of record in Instrument No. 20060605-0066417, said Register's Office.