This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 662294 DEEDQC
06/22/2021 03:44:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210622-0084361

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
2306 Cruzen Street Nashville, Tennessee 37211	2306 Cruzen Street Nashville, Tennessee 37211	Parcel No. 118-13-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **JBT CONSTRUCTION, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **1707 ASHWOOD, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of June 22nd, 2021, but is effective as of the 22nd day of June, 2021.

GRANTOR:

JBT CONSTRUCTION, LLC,
a Tennessee limited liability company

By: _____
Name: JASON TIDWELL
Its: Sole Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jason Tidwell, the Sole Member of JBT Construction, LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as Sole member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Jason Tidwell, as such Sole member.

Witness my hand and official seal this 22nd day of June, 2021

My Commission Expires:

_____

_____
Notary Public

My Comm. Exp. Expires March 13, 2022

AFFIDAVIT OF VALUE

I, James Alexander, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 22nd day of June, 2021

_____
Affiant

_____
Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

EXHIBIT "A"

Legal Description

Being Lot No. 36 and the south 8 feet of the west 75 feet of the east 150 feet of Lot No. 38 on the Map of Section One, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County.

Said Lot No. 36 and part of Lot No. 38 fronts 75 feet on the north side of Grandview Drive and runs back between parallel lines 183 feet to a dead line.

Being the same property conveyed to 1707 Ashwood, LLC, a Tennessee limited liability company by Quitclaim Deed from JBT Construction LLC, a Tennessee limited liability company of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, recorded on the ____ day of June, 2021.